Abafim
Depuis 1950

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Six-Bedroom Home Sought-After Sector

329 000 €[Fees paid by the seller]

- Reference : AF26219
- Number of rooms : 7
- Number of bedrooms : 6
- Living space : 229 m²
- Land size : 4 500 m²
- Local taxes : 1 380 €

Located in a sought-after sector close to Saint-Gaudens is this pretty home dating from the 1970's offering 229m² of living space comprising a spacious living room, lovely fitted kitchen, six bedrooms, bathroom, washroom, laundry and larder. There are 4500m² of entirely fenced grounds.

The entrance door opens to reveal a wood burner with to the left, the open fitted kitchen. To the right is the 45m² living space with charming corner sitting area, a 4m² washroom and a 4m² walk-in wardrobe.

A wooden staircase leads up from the entrance to a corridor serving a 29m² master bedroom with terrace, five more bedrooms (four of 9m² and 12m²), an 8m² study, a bathroom, storage space, 11m² laundry room and a toilet.

Back to the kitchen and you can access the shaded terrace which is opposite the grounds filled with pine trees and a magnificent maple. To the rear of the house there is possibility to create a vegetable garden whilst leaving a wooded section.

The property is served by an individual sewage system. Windows are double glazed. Insulation has been reviewed. Heating is supplied by a heat pump system and a wood burner. The roof is new.

The ground floor has been entirely renovated and the space available optimised. The upstairs is to bring to modern tastes.

You will be close to Saint-Gaudens and a commercial zone, 40 mins from Tarbes, from the Spanish border and from skiing, 1h from Toulouse, 2h from the Atlantic coast and 2h30 from the Mediterranean Sea.

ENERGY CONSUMPTION : E (248)
GREENHOUSE GAS : E (62)