



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Spacious family home

160 500 € [Fees paid by the seller]



- Reference : AF26222
- Number of rooms : 12
- Number of bedrooms : 7
- Living space : 350 m²
- Land size : 698 m²
- Local taxes : 435 €



Located 9 minute from Tournay, this former restaurant (350 m²) can be reopened or transformed into a spacious family home thanks to its large living areas and many rooms. It also has an interior courtyard and a 300 m² garden.

The front door opens onto a 50 m² room with a big solid wood bar and an imposing fireplace. To the left is an 18 m² room and a 14.5 m² room that could be transformed into a nice master bedroom or into two big bedrooms.

On the right is a 17.5 m² space with a toilet and it leads to a wonderful 117 m² room that is very bright thanks to its big patio doors. The exposed beams give it a lot of character. This room has a toilet.

You continue onto a big 28 m² kitchen to be fitted. It gives onto an 80 m² courtyard that is not overlooked. It has several small outbuildings.

The joinery on this floor is wooden and double-glazed.

A staircase leads to the next floor, with the bedrooms and attic. The attic (55 m²) is to the left and in front is a big 11 m² bathroom with a whirlpool bath and shower. To the right, a hallway leads to the 5 bedrooms (2 x 10 m²; 11 m²; 11.5 m²; 16 m²) and the toilet.

This area has a big 72 m² terrace with views of the summits.

There is also a 70 m² basement with a cold room and a cellar, and the garage (40 m²). They all give onto the garden (300 m²).

The roof has traditional tiles and slate tiles.

Drainage is individual.

Heating is oil-fired, with a buried tank (3000L).

There are also 2 wells with pumps. The first one is in the kitchen and the second is in the basement.

Located 17 km from Tarbes; 19 km from Trie-sur-Baïse; 6 km from Tournay; 30 min from an airport; 1 hr from the closest ski resorts; 1 hr 40 min from Toulouse; 1 hr 20 min from Spain; 1 hr 30 min from the Atlantic Ocean.

This huge atypical property has huge potential!

ENERGY CONSUMPTION : F (323)

GREENHOUSE GAS : F (96)