



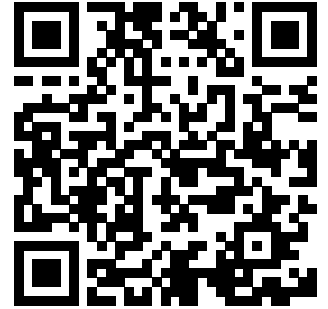
16, Avenue de la Marne - 65000 TARBES  
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660  
**abafim.com**

You can contact us by email using [contact@abafim.com](mailto:contact@abafim.com)

## House with views

**253 000 €** [ Fees paid by the seller ]

- Reference : AF26240
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 112 m<sup>2</sup>
- Land size : 7 000 m<sup>2</sup>
- Local taxes : 450 €



Located 10 minutes from Bagnères de Luchon, this house is in a small town on the hillside of a mountain, surrounded by a lush setting, with a stream running alongside.

This old house with exposed stones was recently renovated. With a living space of 112 m<sup>2</sup>, it is composed of a living room, a kitchen with a fireplace, 3 bedrooms and a shower-room, on a garden of 7000 m<sup>2</sup>.

The ground floor has a lovely living room with an equipped kitchen area and a dining room. Upstairs there are 3 bedrooms and a shower-room with a toilet.

Possible to create a fourth bedroom in the attic area.

The property is on the hillside and has clear views of the surrounding mountains.

The roof has natural slate tiles.

Joinery is double-glazed with folding wooden shutters.

Heating is provided by two reversible air-conditioning systems.

Drainage is connected to a septic tank.

This property gives onto a lovely terrace that faces south with beautiful views of the the Vallée de la Pique. Situated on the edge of a small stream that flows down the mountain and gives an idyllic charm to the house.

If you're looking for a family house or a second home for family and friends, quietly situated and near a town with all conveniences, this house is for you. In the heart of the Pyrenees where you can enjoy skiing, hiking, cycling, mountain biking, fishing, etc.

Located 10 minutes from Luchon and its conveniences, primary and secondary schools, surgeries, etc; 5 min from a train station; 20 min from ski resorts; 1 hr from the airport Lourdes Tarbes; 1 h 30 min from Toulouse; 2 hr 30 min from the Atlantic Ocean; 3 hr from the Mediterranean Sea.

**ENERGY CONSUMPTION : E (296)**

**GREENHOUSE GAS : B (9)**