



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)

## Property To Renovate

**111 000 €** [ Fees paid by the seller ]

- Reference : AF26264
- Number of rooms : 4
- Number of bedrooms : 2
- Living space : 110 m<sup>2</sup>
- Land size : 1 300 m<sup>2</sup>
- Local taxes : 458 €



Located in a charming village 5 mins from Capvern is this 110m<sup>2</sup> house to renovate. Dating from 1894, it consists of an entrance, kitchen/dining room, sitting room, two bedrooms, a bathroom, a toilet and a splendid attached outbuilding on 1300m<sup>2</sup> of fenced land with trees.

On entering the property, south-facing, you will discover the pretty garden with trees which is perfect for adding a pool. Once a school then a presbytery at the beginning of the last century, this house awaits your input to write a new page in its already plentiful history.

The entrance with its pretty wooden and original staircase serves to the left, the 23m<sup>2</sup> kitchen and dining areas and a 3.5m<sup>2</sup> bathroom. To the right of the entrance is the 27m<sup>2</sup> sitting room and a toilet.

Upstairs, a landing serves two bedrooms, 25m<sup>2</sup> & 27m<sup>2</sup> and the stairs lead up to a loft where you can create more living space.

Attached to the house is a splendid outbuilding with pebble walls which you can transform as you wish.

The roof is covered in steel sheet and in slate. The roof framework is in good condition and has been treated. Construction is traditional. There is a 150l hot water storage tank powered by electricity. All windows are PVC double glazed. There are automated roller shutters on the ground floor and folding shutters upstairs. The property is served by an independent sewage system. The house was rewired in 2001.

This charming house has lots of potential to become a lovely home.

You will be close to a school and 5 mins from commerce, from motorway and from train station, under 10 mins from Lannemezan for upper school, 25 mins from Tarbes, 50 mins from skiing, 1h40 from the Atlantic coast and 2h30 from the Mediterranean.

DPE :

Bien non soumis aux DPE.