



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

Isolated farm house

88 000 € [Fees paid by the seller]

- Reference : AF26281
- Number of rooms : 3
- Number of bedrooms : 2
- Living space : 90 m²
- Land size : 16 500 m²
- Local taxes : 300 €



Located 10 minutes from Lannemezan and 40 min from Tarbes, this farm house to entirely renovate has a living space of 64 m² to lay out to your liking. It is composed of a kitchen-cum-dining room and two bedrooms. It sits on 1.5 hectares of land and has more than 140 m² of outbuildings. Quietly situated and isolated. A true haven of peace.

The front door opens onto an entrance hall. To the right is the kitchen-cum-dining room (30 m²).

The staircase in the entrance leads to the first floor where there are two bedroom (21 m² & 30 m²).

If needed, the attic (60 m²) can be converted.

The property also has a big outbuilding (84 m²) and an adjoining barn (60 m²). Enormous potential!

The house needs lots of work and the renovation is a major highlight for your imagination. Sitting on 1.5 hectares of land.

All the buildings need to be renovated. Construction is traditional; the walls are stone built. The roof needs overhauling. Wiring, insulation, joinery, a bathroom and a kitchen will need to be updated.

Located 10 minutes from the A64 motorway and from Capvern; 1 hr from ski resorts and Spain; 1 hr 30 min from Toulouse; 2 hr from the Atlantic Ocean; 2 hr 50 min from the Mediterranean Sea.

Consommation énergétique :

Logement économe

0-50 **A**

51-90 **B**

91-150 **C**

151-230 **D**

231-330 **E**

331-450 **F**

>450 **G**

Logement énergivore

DPE :

Bien non soumis aux DPE.