



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

Family Villa with stream

274 000 € [Fees paid by the seller]

- Reference : AF26292
- Number of rooms : 8
- Number of bedrooms : 5
- Living space : 230 m²
- Land size : 3 800 m²
- Local taxes : 2 300 €



Located 10 minutes south of Tarbes and the motorway, close to all amenities and a village, this beautiful and charming villa has a 230 m² living space, 5 bedrooms and a 3 800 m² garden with lots of trees and a stream running alongside it.

The house faces south and is built on 3 levels of concrete slabs. The front door opens onto a large and bright L shaped living-cum-dining room (15 m² + 32 m² = 47 m²) which has an attractive fireplace that has an enclosed roomheater. Next to this room is a 25 m² kitchen with a dinette. On the ground floor you also have: 2 beautiful bedrooms (one is 20 m² with bathroom / dressing room and the other is 16 m²), a dressing / linen room, a water-closet and a bathroom.

The staircase takes you to the first floor which has an 18 m² landing. Here you'll find 3 wonderful bedrooms (13 m² with an east facing balcony, 18 m² and 22 m² with a balcony facing west) as well as a bathroom and water-closet.

The basement has a total surface area of 170 m² (62 + 42 + 33 + 33) which can be used for just about anything!

Thanks to a lovely 3 800 m² plot of land planted with different types of trees, the garden allows the opportunity to enjoy a stream that borders it. The house is also bordered by a road.

The house was built in 1983 and in the traditional manner. It has a very good insulation performance: a picon tiled roof, double stub walls (parpend + bricks), oil central heating with an enclosed roomheater in the fireplace and wooden framed windows. The sanitation is connected to a septic tank.

Located 10 minutes south of Tarbes and all amenities; 10 minutes from the motorway; 20 kms from Lourdes; 45 minutes from Pau and its international airport (Ryanair); 1 hour from Spain and the ski slopes; 1 ³/₄ hours from Toulouse, Biarritz and the Atlantic Ocean; 2 ¹/₂ hours from Carcassonne, 3 hours from the Mediterranean Sea. This villa has a lot of character and will surprise you.

ENERGY CONSUMPTION : D (236)

GREENHOUSE GAS : D (45)