



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

Three-Bedroom Bungalow 2008

236 000 € [Fees paid by the seller]

- Reference : AF26405
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 101 m²
- Land size : 1 000 m²
- Local taxes : 945 €



Located 10 mins north of Tarbes is this 101m² bungalow dating from 2008 (2005 building regulations) with underfloor heating. There is a spacious living space with central fireplace and big windows, three bedrooms, two bathrooms and a superb Japanese garden which will appeal to many families.

This charming property has an automated entrance gate, pretty trees and a superb japonaise garden with pond and waterfall. The house has a 45m² living area including the hall, kitchen, dining and sitting room where sits a splendid and modern central fireplace. Two distinct patio doors leads to the terrace and a 12m² conservatory, the latter which has two patio doors leading to the Japanese garden with pond, complete with water lilies and waterfall.

A passageway from the living room leads to three bedrooms. The first (10m²) had a storage cupboard and patio door leading outside. The second bedroom (11m²) has its own washroom with sink. The third bedroom, the master suite, has a 10m² bedroom, 4m² walk-in wardrobe and a 5m² washroom with sink and large shower. It is heated by an Acova towel-dryer radiator. A passageway has a 1.4m² toilet with sink.

A 15m² storage space, previously used as a garage, is accessed from the kitchen. There is a 7.5m² larder with its own hot water tank.

The garage's automated roller shutter could easily be replaced by a window and the interior transformed to an independent studio. A door from the larder leads directly to the garden.

Back outside and the vast courtyard can house several vehicles. The garden has a fenced section should you wish to keep some animals.

This quality home has been well maintained since its construction.

The roof is covered in tile with a truss framework. Windows are aluminium and PVC framed with double glazing and roller shutters of which some are automated. There is electric powered underfloor heating. There is a central fireplace. The house is connected to the sewage mains. The garden has a sink hole for channeling rainwater.

You will be 10 mins north of Tarbes, 20 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from the Atlantic Ocean, 3h from the Mediterranean and 1h from nearest skiing.

ENERGY CONSUMPTION : C (155)

GREENHOUSE GAS : A (4)