



16, Avenue de la Marne - 65000 TARBES  
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660  
**abafim.it**  
Contattaci anche tramite e-mail su [contact@abafim.com](mailto:contact@abafim.com)

## Restored Home View Pyrenees

**362 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26369
- Numero di stanze : 4
- Numero di camere da letto : 3
- Superficie abitabile : 135 m<sup>2</sup>
- Superficie del terreno : 1 774 m<sup>2</sup>
- Imposta patrimoniale : 312 €



Located 10 mins from Sauveterre de Béarn is this restored home (to 2022 regulations) offering 135m<sup>2</sup> of living space including a living/dining room, fitted kitchen, three bedrooms, a study, laundry room, two washrooms and a garage on a 1780m<sup>2</sup> fenced plot with a splendid view of the Pyrenees.

The wonderful view of the Pyrenees offers a different spectacle depending on the time of day, weather and season.

Inside the house, there is a comfortable, 35m<sup>2</sup> living space which leads to the fully and perfectly equipped 12m<sup>2</sup> kitchen which in turn opens to the terrace. The kitchen also has access to the 15m<sup>2</sup> larder-laundry.

Continuing on, a passageway leads to the 18m<sup>2</sup> master bedroom with washroom and walk-in wardrobe.

A toilet completes the ground floor.

Stairs leads up to a 14m<sup>2</sup> landing/study which serves two more bedrooms, 15m<sup>2</sup> & 17m<sup>2</sup> with storage cupboards, and an 8m<sup>2</sup> washroom with toilet.

This home was entirely renovated to regulations in 2022 and the works carry a 10-year guarantee covering the roof, insulation, windows, wiring, plumbing and sewage system.

The roof is covered in tile. Heating is provided by a pellet burner as well as electric convection radiators.

The land is fenced and landscaped and is perfect for adding a pool.

There is a 36m<sup>2</sup> garage and 18m<sup>2</sup> shelter for cars.

An automated gate secures the garden.

You will be 10 mins from all commerce and services, 1h from Biarritz, 15 mins from motorway access, 15 mins from hospital, 1h from the Spanish border and from skiing.

**CONSUMO ENERGETICO : B (109)**

**GAS SERRA : A (3)**