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## House and Apartment Ensemble

**207 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26664
- Numero di stanze : 8
- Numero di camere da letto : 4
- Superficie abitabile : 169 m<sup>2</sup>
- Superficie del terreno : 700 m<sup>2</sup>



Located halfway between Tarbes and Bagnères-de-Bigorre is this ensemble with enormous potential due to its geographic location. There is a 123m<sup>2</sup> home with kitchen, living room, three bedrooms, a bathroom and a toilet. A 46m<sup>2</sup> renovated apartment has a terrace. Several outbuildings. Ideal for a family venture, rental investment or use for a professional activity due to strategic location. 742m<sup>2</sup> of land with parking spaces.

Close to all commerce and services and the Pyrenees, come and discover the numerous possibilities this has to offer.

The house has two entrances. Via the courtyard, an entrance hall will charm you with its original tile flooring. To the right a laundry/larder is used as a second kitchen. There is a bathroom, toilet and a storage space for food.

The main kitchen is doted with a lovely fireplace and lots of storage space. It is 19m<sup>2</sup> and open to the dining room.

To the left is a spacious living room, 30m<sup>2</sup>, also with fireplace offering a cosy space, once modernised. The ground floor has a 15m<sup>2</sup> bedroom offering all the practicalities of a bungalow. Upstairs are two bedrooms of 16m<sup>2</sup> each with lovely wooden flooring.

The second part of this floor has been transformed to a cosy apartment. An interior doorway allows passage between the two dwellings, if necessary.

An exterior staircase allows private access to this independent dwelling. A thoughtful renovation has been carried out. The living room is south-facing and has lots of natural light. The kitchen is spacious and modern,

fitted out and with lots of storage space. The bedroom has built-in storage. There is a walk-in shower and a toilet. A west-facing terrace allows you to relax outside. Ideal for rental seasonally or all year round.

The interior courtyard is fenced and has a manual gateway. The outbuildings are set around the dwellings. A carport can house two vehicles. There is a workshop and a pigsty.

The 46m<sup>2</sup> utility room has a wooden staircase to a 70m<sup>2</sup> loft space. Extra living space could be created in this lovely space with pebble walls and visible beams. There are numerous possibilities : gîte, office space, games room, gym, music room...access from the road and parking is already available.

Each dwelling has an independent access, a parking space and storage.

There is a quiet pleasant garden to the rear, ideal for enjoying sunny days.

Construction is traditional with a slate roof covering. Connected to sewage mains. Heating and hot water provided by recent gas system. All windows double glazed. Extractor fan in all bathrooms/toilets.

You will be 15 mins from Tarbes and Bagnères-de-Bigorre, 5 mins from all services, 30 mins from Tarbes-Lourdes-Pyrenees airport and A64 motorway, 1h from skiing, 1h30 from Spain, from Toulouse and the Basque coast, 3h from the Mediterranean.

**CONSUMO ENERGETICO : D (209)**  
**GAS SERRA : D (45)**