



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

Single-Storey + constructible plots

199 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26816
- Numero di stanze : 5
- Numero di camere da letto : 3
- Superficie abitabile : 90 m²
- Superficie del terreno : 4 300 m²
- Imposta patrimoniale : 785 €



Just 10 minutes from Oloron-Sainte-Marie (64), this charming 90 m² single-storey house offers 3 bedrooms, a bright living-dining room with fireplace and veranda, separate kitchen, bathroom, WC, and a full basement with garage.

Set on a peaceful 4,317 m² plot with two buildable parcels of approx. 1,400 m² each.

Double-glazed wooden windows, oil central heating, mains drainage.

Energy rating: F. Immediately habitable with great potential.

Ideally located: under 1 hour to Spain and ski resorts, 1h40 to the Atlantic coast.

The house comprises a bright living-dining room (26 m²) with an open fireplace, extended by a veranda (16 m²) providing seamless visual continuity and additional living space. The fitted, independent kitchen (10.42 m²) enjoys an unobstructed view of the garden and surrounding countryside.

Three bedrooms (12, 11, and 10 m²), a bathroom (6 m²), and separate toilet complete the sleeping area.

The basement, the same surface area as the house (90 m²), allows for parking multiple vehicles and offers ample space for storage, a workshop, or further development.

The 4,317 m² plot, planted with trees and free of overlooking neighbors, includes two buildable parcels of approximately 1,400 m² each, offering opportunities for extension or new construction.

Technical details: wooden double-glazed windows, oil-fired central heating, mains drainage.

Energy class: F - some cosmetic work and energy improvements are to be expected, but the house is structurally sound, ready to move into, and holds strong potential for enhancement.

Ideally located: 10 minutes from Oloron-Sainte-Marie, less than an hour from Spain and the ski slopes, 1 hour 40 minutes from the Atlantic Ocean, and within close reach of schools, shops, and public services.

DPE :

Bien non soumis aux DPE.