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Home Close Centre Lannemezan

166 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26817
- Numero di stanze : 6
- Numero di camere da letto : 3
- Superficie abitabile : 101 m²
- Superficie del terreno : 580 m²
- Imposta patrimoniale : 1 519 €



Located close to Lannemezan town centre is this pleasant home for sale (1975, 102m²) offering a ground floor garage, laundry, study and games room. The upper floor has an entrance, living room, kitchen, three bedrooms and a washroom. Above is loft space to convert. The house has a 500m² garden with trees, in a quiet area yet close to schools and services. The house requires renovation to modern tastes.

This house has lots of potential and is a few steps from Lannemezan town centre. There are 102m² of living space and 500m² of land with trees. It has three bedrooms, a living room with plentiful natural light, separate kitchen, loft space (Carrez Law 45m²) and the ground floor (garage, laundry, study, games room) could be transformed to an independent dwelling.

On entering the main living areas you will access the 17m² west-facing sitting room and the 16m² kitchen. A passageway to your right leads to the three bedrooms (9m², 12m² & 14m²), a 4.5m² washroom and a toilet. The loft is accessed from the kitchen where 45m² of space (Carrez Law), this 93m² footprint, are available for a master bedroom, office, games room...

The ground floor has a 36m² garage, 14m² study, 15m² laundry and 22m² games room. This floor is perfect for creating an independent apartment.

The roof is covered in tile, the traditional construction is in good condition. Heating is provided by gas. There is an electric powered 300 litre hot water storage tank. The property is connected to the sewage mains. Windows are double glazed with PVC shutters.

The garden has trees and is 500m². Perfect for relaxing with friends and family.

There is lots of potential. Renovations will be necessary to modernise this charming house to your tastes.

You will be close to all commerce, services and schools. 1h20 from Toulouse, 30 mins from Tarbes, 1h10 from skiing, 1h10 from Spain.

CONSUMO ENERGETICO : F (352)

GAS SERRA : E (67)