



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

Charming Renovated Property

359 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26843
- Numero di stanze : 5
- Numero di camere da letto : 2
- Superficie abitabile : 142 m²
- Superficie del terreno : 4 900 m²
- Imposta patrimoniale : 755 €



Located in a charming village 10 mins from Aspet and 20 mins from Saint gaudens, entirely renovated stone-built house. Its 142m² of living space has an open kitchen, living room with plentiful natural light, two bedrooms, a laundry, spacious double garage and 4900m² of land.

Nestled at the end of a charming country lane that gently gives way to a rural path, the house offers a serene retreat, far removed from any passing traffic.

Inside the entrance, the charm of wood and stone is prominent and a magnificent wooden staircase serves the upper floor. To the right, the open kitchen, entirely equipped and very functional, leads naturally to the 55m² living room where natural light pervades, sublime with its stone walls. A perfect space for relaxing with friends and family and which continues to two covered terraces inviting you to dine outside.

To the left of the entrance, a laundry and toilet completes the ground floor and has access to the 61m² garage where you can house your vehicles, create a workshop or use for storage.

Upstairs, a landing enjoys natural light and serves two bedrooms (9m² & 15m²) and a nicely decorated big bathroom. The attic has been converted, creating a charming extra room with exposed beams..

The exteriors are the image of the interior: convivial, welcoming and substantial. A grand terrace with wooden pergola accompanies the south-east and north-east walls of the house and creates two distinct spaces: a small sitting room for relaxation and a dining space with its outside kitchen.

The view looks upon the land bordered with trees creating a calm and natural atmosphere. The other part of

the grounds is flatter with a high wall and you could please the family by installing a pool.

Another selling point: a shelter for horses has been created to the rear and is perfect for one or two horses or ponies.

Windows are aluminium and double glazed. Heating is assured by a pellet burner and electric-powered radiators. Hot water is provided by an electric powered storage tank. The property has a recently installed micro station sewage system.

This house will become your new home and will appeal via its character and renovation which has married the charm of old with modern comfort and is in a bucolic location close to commerce and services.

This house is one for your shortlist and awaits your visit.

This magnificent property is close to Aspet, Saint-Gaudens and Salies-du-Salat, 1h from Toulouse and its airport, 40 mins from skiing, 2h30 from the Atlantic coast and 3h from the Mediterranean.

CONSUMO ENERGETICO : C (177)

GAS SERRA : A (5)