



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

Five-Bedroom Home 1,1ha

329 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26847
- Numero di stanze : 7
- Numero di camere da letto : 5
- Superficie abitabile : 156 m²
- Superficie del terreno : 11 000 m²
- Imposta patrimoniale : 1 800 €



Located in Rabastens-de-Bigorre is this 156m², two-level, five-bedroom home for sale. Also including a spacious, independent 83m² basement and 11000m² of grounds.

You will fall under the spell of this charming property as you pass the entrance gate. This two-level home has several entrances augmenting its potential for a family home or creation of a gîte.

The main entrance opens to the 7.5m² entrance hall and a passageway serving the living areas. The hall serves a 13m² independent kitchen with dining space and 3m² larder. Next to it is the 29m² living and dining room with patio doors leading to the 22m² L-shaped balcony. This room has lots of natural light and is the veritable main space of the house.

A passageway leads to four bedrooms (three of which are 11m² and one of 12m²), a 4m² study or storage room, a 7m² bathroom, a 2.5m² washroom and a 1.5m² toilet.

A staircase from the passageway leads to the garden level of the house and constitutes several rooms and a vast garage. An independent entrance also allows access from the garden. This space is to modernise and currently consists of a 13m² study or bedroom with a 6m² store room or walk-in wardrobe, a 28m² space, a 2.5m² washroom and a 1.5m² toilet with wash basin.

A passageway leads to a vast garage (50m²) which has two wooden doors and two rooms, 14m² each, and a 5m² utility room.

Outside, the garden has trees and is at the foot of a hill.

An extra plot of land is available to purchase which currently has a swimming pool to renovate and a garden shed.

The roof is covered in tile. Windows are, in the majority, wooden framed with one pane of glass with automated roller shutters. A mixed fuel-powered system provides central heating and hot water. The property has an individual sewage system.

You will be in Rabastens-de-Bigorre, 20 mins north of Tarbes, 30 mins from Tarbes-Lourdes-Pyrenees airport, 1h15 from skiing, 1h40 from Toulouse and 1h40 from the Atlantic coast. This property has ample space and will be appreciated by those seeking an investment or in search of an original property.

CONSUMO ENERGETICO : E (222)

GAS SERRA : E (69)