

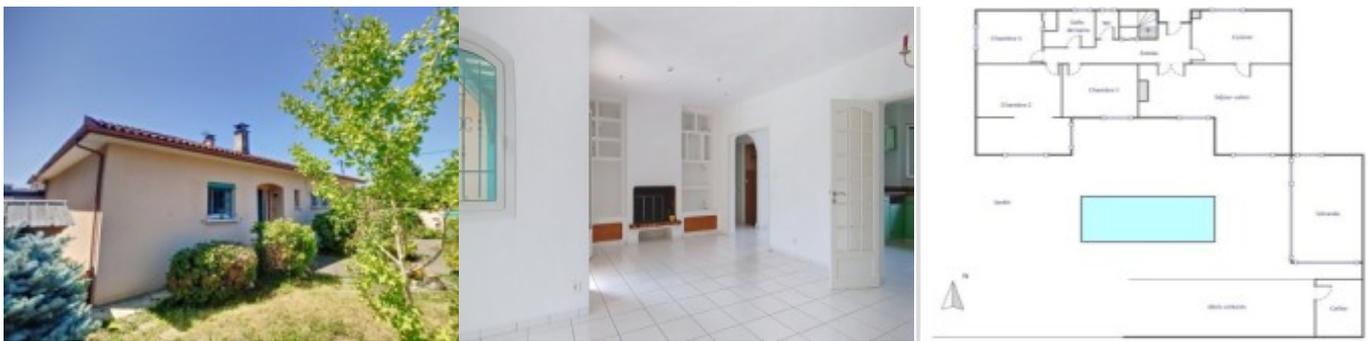


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## Quality Bungalow Heated Pool

**274 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26877
- Numero di stanze : 5
- Numero di camere da letto : 3
- Superficie abitabile : 160 m<sup>2</sup>
- Superficie del terreno : 750 m<sup>2</sup>
- Imposta patrimoniale : 2 060 €



Located in a sought-after village south of Tarbes is this bungalow for sale with 700m<sup>2</sup> of landscaped garden. You will be surprised by the quality of this home which consists of an entrance hall, living room bathed in natural light, a fitted kitchen, three bedrooms, bathroom, washroom, laundry, two toilets, workshop, conservatory, outside kitchen, a spare room and outside a car shelter and a superb terrace with heated pool. All commerce in proximity.

Constructed in 1987, this home will surprise you with the quality it proposes. The garden is accessed via the main gate or side gate.

Once in the house, the entrance hall serves, to the right, the lovely fitted 18m<sup>2</sup> kitchen which enjoys lots of storage space and granite worktops.

Attached to the kitchen, you will adore the natural light which bathes the 40m<sup>2</sup> living room which has a view of the pool and garden. There is a pretty fireplace enhanced in part by bookshelves where you can imagine spending a cosy evening next to the fire with a good book.

Back to the entrance and a corridor serves a toilet with washbasin, a 6m<sup>2</sup> bathroom with bath, shower, double sink and towel-dryer radiator.

The first bedroom is 10m<sup>2</sup> with bookshelves and storage space in hardwood. The second bedroom is 13m<sup>2</sup> and has built-in storage and more importantly a private conservatory where you can install your office or sitting room. The third bedroom is 15m<sup>2</sup>, is equipped with a large storage cupboard and opens to the covered terrace.

This surprising bungalow also has a basement which houses a spare room, a washroom with toilet, a laundry, workshop and a room housing the pool and geothermal heating equipment.

Outside, another surprise awaits in the form of the heated 7x3.5m pool, salt-treated with security shutter. Surrounding the pool is the lovely terrace and barbecue area with grill, dining area and reversible air-conditioning for your comfort all year round. There are also two sheds and a small pond with koi carp.

You can park several vehicles in the shelter. Other surprises await...

The tile roof has solar panels installed (1200 euros per year). The house is equipped with an alarm. Windows are double glazed with either automated roller shutters or wooden shutters. A geothermal pump supplies hot water and heating economically. The fireplace will provide heat and a cosy corner. The property is connected to the sewage mains.

Some freshening up work is required to restore the house to its beauty.

You will be able to move straight in to this pleasant villa which is 5 mins from Tarbes, close to the A64 motorway, 20 mins from Tarbes airport, 30 mins from Lourdes, 1h from skiing, 1h30 from both Toulouse and Biarritz and 3h30 from the Mediterranean.

**CONSUMO ENERGETICO : C (157)**

**GAS SERRA : B (5)**