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## Three-Bedroom Bungalow Full Basement

**202 500 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26924
- Numero di stanze : 5
- Numero di camere da letto : 3
- Superficie abitabile : 114 m<sup>2</sup>
- Superficie del terreno : 900 m<sup>2</sup>
- Imposta patrimoniale : 1 038 €



Located 15 mins south of Tarbes is this pretty 114m<sup>2</sup> bungalow on a full basement. With all modern comforts, it also has three bedrooms of which a master bedroom and a lovely living space on a 900m<sup>2</sup> plot with trees. In a quiet pretty village, perfect for a family.

You will fall under the spell of this pretty home as you arrive, in a quiet neighbourhood of a pretty village south of Tarbes.

The garden surrounds the house so you may make a full circuit. The north side has a peaceful orchard with no overlooking neighbours.

The south side has a terrace and where you may enter the house via the patio door of the 21m<sup>2</sup> fitted kitchen with dining area. Ideal for daily life. Attached to the kitchen is a 3m<sup>2</sup> larder.

Just next to the kitchen is the 30.5m<sup>2</sup> living and dining room with two patio doors to the north balcony. This space has reversible air-conditioning as well as a wood burner and a pellet burner providing extra comfort.

A 4m<sup>2</sup> passageway leads to three bedrooms. Two (9m<sup>2</sup> & 10m<sup>2</sup>) are north facing. The third is an 11m<sup>2</sup> master suite with a private 5m<sup>2</sup> bathroom. Back to the passageway and a 3.5m<sup>2</sup> washroom and a toilet.

A 9m<sup>2</sup> extra room may be accessed from the kitchen. South-facing, it has a patio door to the terrace.

An interior staircase leads to the 94m<sup>2</sup> basement which covers, via various rooms, the entire footprint of the house. There is a wine cellar, workshop, storage spaces...

The artificial slate roof is in very good condition. Windows are PVC and aluminium framed and double glazed. There is recent reversible air-conditioning, a pellet burner, a wood burner and electric radiators providing heating. Solar panels coupled to a thermodynamic system provides hot water. The property has an individual sewage system.

You will be 10 mins south of Tarbes, 10 mins from Bagnères-de-Bigorre, 30 mins from Tarbes-Lourdes-Pyrenees airport, 1h from skiing, 1h30 from Toulouse, 1h from Spain. This property will appeal to families seeking quietude.

**CONSUMO ENERGETICO : D (202)**

**GAS SERRA : B (6)**