



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

Pleasant Bungalow

270 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26925
- Numero di stanze : 4
- Numero di camere da letto : 2
- Superficie abitabile : 94 m²
- Superficie del terreno : 1 400 m²
- Imposta patrimoniale : 2 127 €



Located 10 mins from Saint-Girons and close to commerce and services is this lovely 94m² bungalow comprising an open kitchen to the living/dining room and conservatory, two bedrooms, a study, a bathroom, toilet and 115m² basement. The property extends on 1430m² of land with a view of the Pyrenees.

Perfectly located in a quiet corner of nature yet close to commerce and services, this home offers comfort and economical energy consumption.

The 6m² entrance leads to the 24m² living space, overlooked by the visible wooden beams, and with a view of the garden via the patio doors.

The living space is cosy with its wood burner. The 10m² kitchen is open to the living space, separated by a bar with storage cupboards. It opens to the 7.5m² conservatory, ideal for enjoying meals all year round and creating a natural entrance from the garden. A 15m² tiled terrace completes this ensemble.

To the left of the entrance, a corridor has storage cupboards and serves the two bedrooms, each 12m², a small 5m² office, a 5.5m² washroom and the toilet.

Stairs lead down to the huge basement which is an important selling point. Covering the entire surface of the house, it contains a 33m² garage and workshop, a 6m² laundry, 20m² utility room, a 4m² larder and an further 45m² of sapce.

Construction is traditional, windows are PVC double glazed. There is underfloor heating assured by a water circulation system (east facade solar panels) and complemented by a heat pump. The same circuit serves to

provide cool air in summer. There are two electric powered hot water storage tanks.

The roof is covered in tile and in very good condition. There is an individual sewage system.

You will be just 10 mins from Saint Girons, 40 mins from Saint Gaudens, 1h10 from Toulouse and airport, 45 mins from Foix. Skiing 50 mins.

CONSUMO ENERGETICO : C (127)

GAS SERRA : A (3)