



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

Family Home, Independent Annexe

212 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26931
- Numero di stanze : 9
- Numero di camere da letto : 6
- Superficie abitabile : 170 m²
- Imposta patrimoniale : 1 500 €



Located in a charming village of the Neste valley, 10 mins from Arreau, is this renovated 145m² home for sale comprising a living room, dining room, kitchen, four bedrooms, a bathroom, garage and a loft as well as a 30m² two-bedroom annexe and a bathroom with toilet. All on 447m² of land.

Located in a quiet environment, this 145m² renovated home offers spacious volumes and a functional organisation.

The ground floor has a 9m² kitchen, an 19m² dining room with lots of natural light, a spacious 34m² living room, ideal for entertaining, and a handy laundry room.

A lovely wooden staircase leads up to four bedrooms (11m², 12m², 13m² and 21.5m²), a bathroom and toilet.

A big garage, 35m², allows a vehicle and storage space. A 60m² loft is also available.

A 30m² attached annexe is independent and has two bedrooms and a bathroom with toilet. Ideal for welcoming friends, family or paying guests.

Outside, there are two gardens oriented north and south allowing sun all day long.

A rare property marrying charm, comfort and possibilities for an rental income. In the heart of the Neste valley, an ideal starting point for hiking, skiing and cycling in the Aure and Louron valleys.

Construction is traditional. The roof is covered in slate. Windows are double glazed with automated roller shutters. Heating is assured by a mixed fuel and electric system with temperature regulator as well as an open

fireplace. There is an electric powered hot water storage tank. There property has an individual sewage system but is currently being connected to the mains.

You will be 10 mins from Arreau, 20 mins from Saint-Lary-Soulan, between the Aure and Louron valleys, 45 mins from Tarbes and it's airport, 2h from the Atlantic coast.

CONSUMO ENERGETICO : E (260)

GAS SERRA : E (69)