



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](mailto:contact@abafim.com)

## Four bedrooms house in Tarbes

**286 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26933
- Numero di stanze : 5
- Numero di camere da letto : 4
- Superficie abitabile : 133 m<sup>2</sup>
- Superficie del terreno : 470 m<sup>2</sup>
- Imposta patrimoniale : 2 317 €



On the ground floor you will find the fully equipped kitchen opening onto the terrace and the beautiful living room. This spacious room will charm you with its brightness, thanks to two French doors leading directly to the terrace. The pellet stove will keep you warm and is also a pleasure to look at with its modern design. Both rooms face SOUTH.

One bedroom is located on this level, along with a recently renovated shower room and a separate toilet.

Direct access to the garage is also ideal, allowing you to enter from the parking area while staying sheltered.

You will take the magnificent solid oak staircase leading you to the landing. The upper floor consists of two attic bedrooms full of charm with their exposed beams. A final, fourth, and most spacious bedroom is also present, equipped with custom-made storage.

A bathroom and a separate toilet complete this floor.

A cellar is included to increase storage capacity, along with a crawl space housing the technical networks.

To enter the property, you have two gates, one of which is automated.

The garage with its sectional door can house a vehicle and also serves as a laundry area.

A carport is also present, allowing you to keep a second vehicle sheltered.

You will have understood: this house in the privileged area of Tarbes is an opportunity not to be missed!

The roof is slate.

The windows are double-glazed PVC.

Heating is provided by electric inertia radiators and a pellet stove.

Hot water production is supplied by a 300-liter electric water heater.

Sanitation is connected to mains drainage.

The house is located in Tarbes, 5 minutes from the train station (TGV), 10 minutes from a golf course, 10 minutes from the motorway, 20 minutes from Lourdes, 1h30 from Spain, 1h30 from Toulouse, 1h30 from Biarritz, and 3 hours from the Mediterranean.

**CONSUMO ENERGETICO : D (215)**

**GAS SERRA : B (6)**