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## Ideal Investment Opportunity

**276 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26934
- Numero di stanze : 9
- Numero di camere da letto : 5
- Superficie abitabile : 145 m<sup>2</sup>
- Superficie del terreno : 400 m<sup>2</sup>
- Imposta patrimoniale : 2 136 €



Located in Tarbes is this house divided into two apartments and entirely renovated to modern tastes. The 145 m<sup>2</sup> comprise spacious living areas with open kitchens, five bedrooms, bathroom, washroom, two toilets, a terrace and a garden and 400m<sup>2</sup> of land.

Two modern apartments with garden and terrace:

### Apartment 1

Discover this charming apartment which opens to a spacious living areas with with kitchen, ideal for entertaining. To the left, a door leads to a comfortable bedroom with attached modern bathroom. Continuing on is the second spacious bedroom, perfect for receiving friends or family.

Main characteristics:

- spacious living areas with natural light
- Two bedrooms
- Bathroom
- Terrace
- Quiet and pleasant location

### Apartment 2

This apartment also has a spacious living area with open kitchen and natural light. To the right is the modern washroom and three spacious bedrooms which open to the leafy garden offering an ideal setting for relaxing.

Main characteristics:

- cosy living areas with natural
- Three spacious bedrooms with garden access
- Modern washroom
- Big terrace
- Private garden

Ideal for an investment opportunity.

Construction is traditional. The roof is covered in tile with wood panelling under the eaves. Gas central heating. All windows are PVC framed with double glazing and automated shutters. The property is connected to the sewage mains.

You will be in Tarbes close to the train station for TGV and a golf course, 25 mins from Lourdes, 15 mins from Tarbes-Lourdes-Pyrenees, 30 mins from Pau, 1h30 from Spain, 1h from skiing, 1h15 from Toulouse, 1h30 from Biarritz and 2h30 from the Mediterranean.

**CONSUMO ENERGETICO : C (162)**  
**GAS SERRA : B (22)**