



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

Two houses in the middle of nature

405 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26962
- Numero di stanze : 9
- Numero di camere da letto : 6
- Superficie abitabile : 223 m²
- Superficie del terreno : 4 600 m²
- Imposta patrimoniale : 1 140 €



Located 12 minutes south-east of Tarbes, on the hillside, this property consists of two separate house with a total surface area of 223 m². There are two living rooms, two dining rooms, two kitchens, six bedrooms and two shower-rooms. It is finished off with a Tiny House, a big agricultural hangar, a garage and a greenhouse, all on a nice landscaped garden of 4500 m².

This property has a contemporary house measuring 130 m² and a charming house measuring 93 m².

Once the recent house has been entered, you discover a huge living space (63 m²) consisting of a living room, a dining room and an open-plan kitchen. The space has an open fireplace and a pellet-burning heater, as well as brightness thanks to its big openings. The built-in kitchen, both functional and perfectly equipped, gives onto a terrace with lovely views of the natural surroundings. This floor also has a toilet and a laundry area.

A staircase leads to the next floor which has an 18 m² bedroom with access to a 70 m² attic space that can be converted to your liking. The hallway leads to two more bedrooms (14.7 m² & 16.4 m²). This floor also has a nice shower-room with two washbasins, a walk-in shower and a toilet.

The charming house in single-storey and has a 35 m² living-cum-dining-cum kitchen with a lot of character thanks to its wooden beams and fireplace. Next, there are two bedrooms (12.1 m² & 13 m²). Returning to the entrance, to the right is a 16 m² bedroom with a dual aspect (east & south), with views of Pic du Midi. After that, there is a separate toilet and a nice shower-room with a walk-in shower.

As for the Tiny House, it is ideal for having friends or family over so that they can have complete independence.

This property is ideal for many moments to enjoy moments with family and friends. The garden has a boules pitch and an area with a spa.

This property has an enchanting environment thanks to its landscaped garden and views of the natural environment. You'll also enjoy the greenhouse, a vegetable garden and an orchard.

You can store several cars and a camper in the 82 m² agricultural hangar. The outbuildings include a separate 28 m² workshop and a 14 m² storage room.

The roof is tiled and the roof structure is traditional.

The windows are double-glazed.

Hot water is supplied by two recent heaters.

Drainage is individual.

Located 8 minutes from the motorway and a golf course; 12 min south-east of Tarbes, its conveniences and high-speed train station (TGV); 18 min from Bagnères de Bigorre; 25 min from Lourdes (Ryanair); 35 min from Pau; 1 hr from Spain, ski resorts and Auch; 1 hr 30 min from Biarritz, Toulouse and the Basque coast; 2 hr 20 min from Carcassonne; 2 hr 50 min from the Mediterranean Sea and Bordeaux.

CONSUMO ENERGETICO : D (223)

GAS SERRA : D (43)