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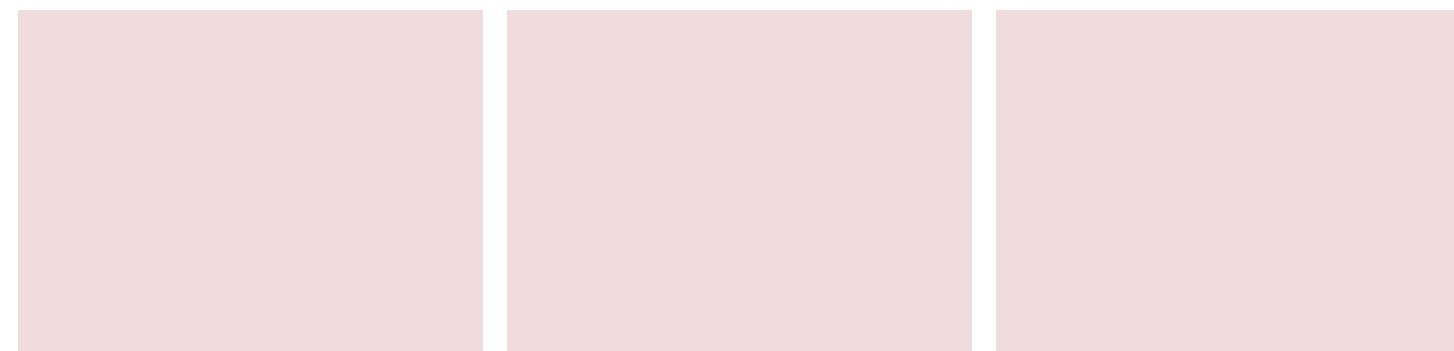
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## Central Lourdes Home Garage

**218 000 евро** [ сборы к продавцу ]

- Исходный номер : AF25639
- Количество жилых комнат : 5
- Количество спальных комнат : 3
- Жилая площадь : 110 m<sup>2</sup>
- Площадь земельного участка : 96 m<sup>2</sup>
- Налог с недвижимого имущества : 1 482 евро



Located in a quiet sector of the town centre of Lourdes is this three bedroom home for sale with a balcony, interior courtyard and spacious garage.

The garage covers the entire basement of the house (35 m<sup>2</sup> + 37 m<sup>2</sup>) and also includes an office, storage room, washroom and toilet. Ideal for installing a professional workspace.

The living areas on the first floor are accessed from the garage or via another independent entrance outside. The stairs from the garage lead to a landing serving the 27m<sup>2</sup> living room with fireplace and sliding glass doors opening to the balcony. There is a 20m<sup>2</sup> fitted kitchen, toilet and a pleasant interior courtyard, very practical for a town centre home.

The second floor landing serves three bedrooms which enjoy lots of natural light (12m<sup>2</sup>, 14m<sup>2</sup> & 11m<sup>2</sup>), a bathroom with two sinks and a separate toilet.

This well maintained house has all commerce and services, daily market and the Sanctuary of Lourdes on its doorstep whilst also being a little haven of peace and quiet.

Heating is provided by gas, hot water by electricity. Windows are double glazed and of good quality. Roller shutters are in place for most of the windows. You will appreciate the wooden flooring of the bedrooms and living room. The building and roof are in perfect condition.

You will be 2 mins walk from the TGV station, 15 mins drive from Lourdes airport, 30 mins from Tarbes, 15 mins walk from the Sanctuary. Four ski areas are less than a one hour drive away. 2h from Toulouse and 2h30 from Bordeaux.

**Расход энергии :**

**E (302)**

**Газ с парниковым эффектом :**

**B (10)**