

16, Avenue de la Marne - 65000 TARBES  
Тел : 0033 (0) 562.345.454 - Факс : 0033 (0) 562.346.660

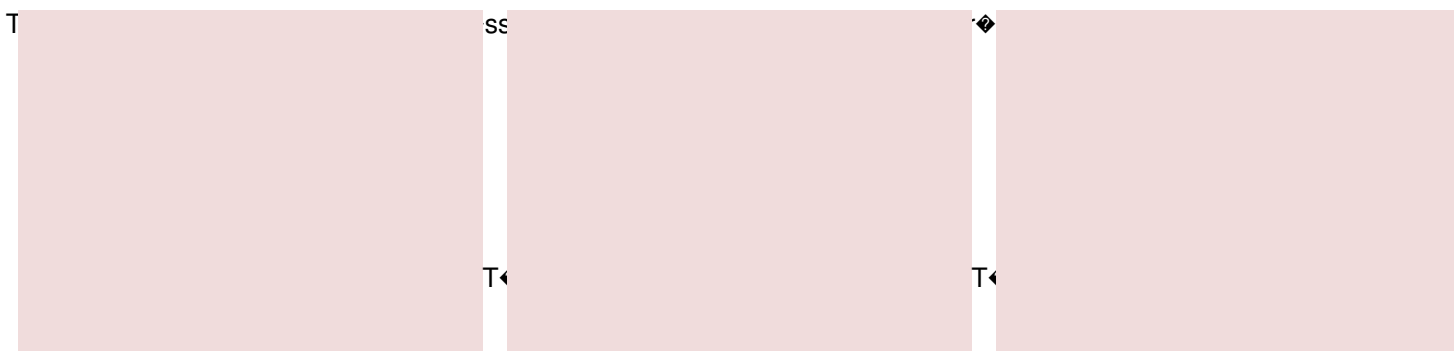
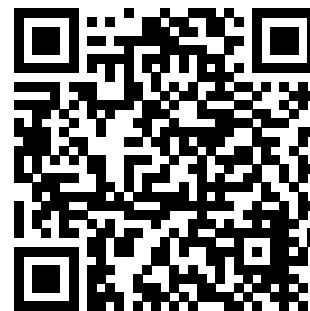
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## Single-storey house, bright and isolated

**166 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26008
- Количество жилых комнат : 5
- Количество спальных комнат : 3
- Жилая площадь : 105 м<sup>2</sup>
- Площадь земельного участка : 5 003 м<sup>2</sup>
- Налог с недвижимого имущества : 988 евро



Located between Trie-sur-Ba<sup>◆</sup> and Mirande, quietly situated and isolated, this single-storey house is very bright and has a living space of 105 m<sup>2</sup> (3 bedrooms) on a 5000 m<sup>2</sup> plot of land with clear views.

This house was built in 2010 (RT2012), is isolated, not overlooked and faces south. You<sup>◆</sup> will be pleased with the peaceful setting in the countryside with all conveniences only 15 minutes away.

The entrance hall was built in cupboards. It gives onto a big living area (50 m<sup>2</sup>) consisting of a sitting area, a dining room and a kitchen. All the spaces are very bright thanks to three patio doors that give onto the terrace and garden.

The hallway (5 m<sup>2</sup>) leads to the three bedrooms (10 m<sup>2</sup>; 2 x 11 m<sup>2</sup>), a study (+6 m<sup>2</sup>), the bathroom (6.5 m<sup>2</sup>) with a tub and walk-in shower and then a separate toilet.

The big garage (33 m<sup>2</sup>) is connected to the north side of the house and is accessible from the kitchen.

The roof has solar panels (3Kwh) that can assure energy consumption during the day, resulting in very low yearly energy consumption.

The entire grounds are sunny and can be planted with trees to your liking.

Joinery is double-glazed.

Underfloor heating system via a heat pump.

Possible to install a wood-burning or pellet-burning heater thanks to the <sup>◆</sup>Poujolat<sup>◆</sup> flue in place.

Electric hot-water heater.

Drainage connected to a septic tank.

Roof in very good condition.

Possibility of purchasing an addition 1 hectare of land.

Located 15 minutes from Trie-sur-Ba<sup>◆</sup>; 8 min from Mi<sup>◆</sup>an; 15 min from Mirande; 45 min from Tarbes; 1 hr 40 min from Toulouse and its airport; 2 hr 15 min from the Atlantic Coast.