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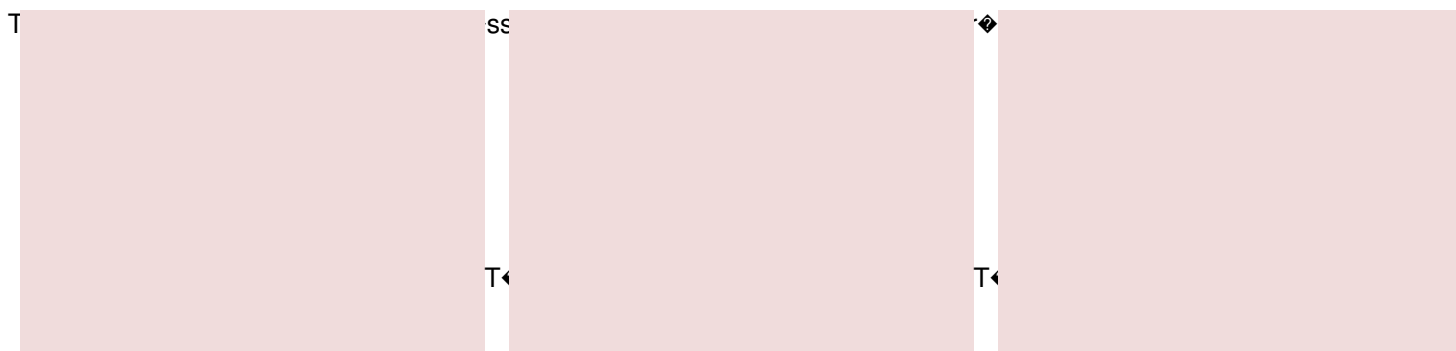
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## Village house, outbuildings + garage

**141 700 евро** [ сборы к продавцу ]

- Исходный номер : AF26012
- Количество жилых комнат : 5
- Количество спальных комнат : 3
- Жилая площадь : 92 м<sup>2</sup>
- Площадь земельного участка : 700 м<sup>2</sup>
- Налог с недвижимого имущества : 79 евро



Located 12 minutes south of Tarbes, in a quiet village on the hillsides, this house (1950 to renovate) with two levels has a living space of 92 m<sup>2</sup> sits on 700 m<sup>2</sup> of land that is fenced in and planted with trees, and has views of the Pic du midi.

From the entrance hall of this lovely house, you discover a kitchen (15 m<sup>2</sup>) with an oil-fired stove and then the living-cum-dining room (20 m<sup>2</sup>), which has a fireplace and views of the garden.

On the other side of the hall there is a room that is currently used as a pantry. It could be converted into a living area to have more space to enjoy. It has access to the interior yard on the north side of the house.

This floor also has a separate toilet.

A sturdy staircase leads upstairs to the landing that gives onto 3 nice bedrooms (10 - 12 & 18 m<sup>2</sup>). The largest bedrooms has a nice balcony facing south with views of the Pyrenees.

This floor also has another toilet (3 m<sup>2</sup>) and a bathroom (5 m<sup>2</sup>).

A wooden step ladder leads to the attic under the roof, where you can easily store things or create 2 more bedrooms.

Outside, from the interior yard, which isn't overlooked, you go towards the outbuildings on the north side of the house:

- an old cowshed (x m<sup>2</sup>) with pebble stone walls,
- a barn (x m<sup>2</sup>) with an access to the loft which has huge potential,
- the first lean-to (x m<sup>2</sup>) for storing wood, attached to the house.

You arrive in the large part of the garden after going through the lovely porch.

Here, there is the second lean-to and all the space necessary for gardening or family pleasure.

The barn (x m<sup>2</sup>), with direct access to the street, will allow you to park your car or motorcycle.

The roof of the house has recent and natural slate tiles.

The roofs of the outbuildings are old natural slate tiles and/or fibre-cement.

Joinery is PVC and double-glazed or wooden and single-glazed.

Electric hot-water heater.

Oil-fired heating, in addition to electric heaters.

Drainage connected to a septic tank.

Located 12 minutes from Tarbes and from Bagn<sup>es</sup> de Bigorre; 12 min from Tournay; 20 min from the high-speed train station (TGV) in Tarbes; 9 min from the motorway; 25 min from Lourdes; 40 min from Pau; 1 hr from Spain and ski slopes; 1 hr 40 min from Toulouse; 1 h 45 min from Biarritz and the Atlantic Ocean; 3 hr from the Mediterranean Sea.

Расход энергии :

**F (395)**

