

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

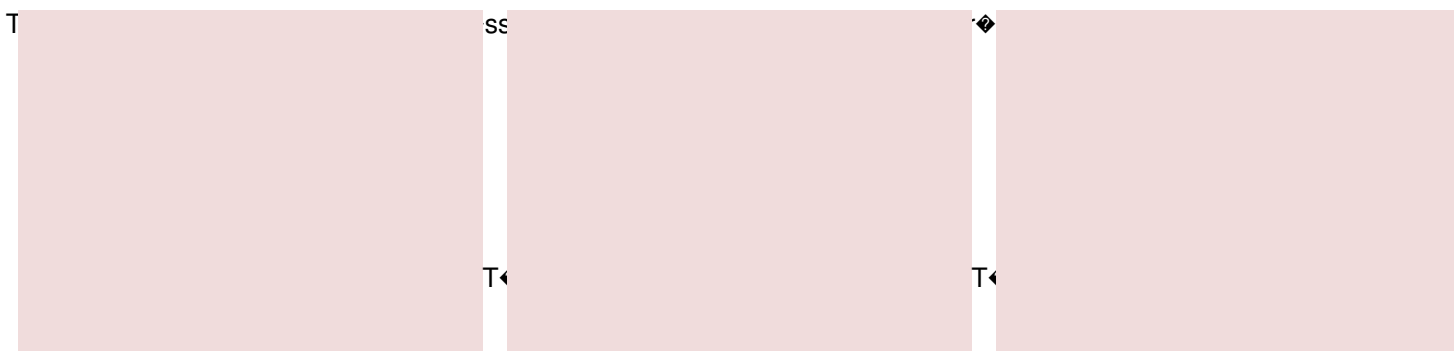
abafim.ru

Свяжитесь с нами по электронной почте: contact@abafim.com

Detached house with unobstructed views

351 000 евро [сборы к продавцу]

- Исходный номер : AF26197
- Количество жилых комнат : 6
- Количество спальных комнат : 4
- Жилая площадь : 155 м²
- Площадь земельного участка : 4 600 м²
- Налог с недвижимого имущества : 1 228 евро



Located 15 minutes north of Bagn^{es} de Bigorre, this architect-designed house (155 m²) is composed of a spacious living room, a master bedroom, 3 bedrooms and 2 shower-rooms, nestling on a garden of 4600 m² in a unique and natural setting with unobstructed views of the Pyrenees.

You^{ll} appreciate this house for its exceptional setting, like a landscape painting right in front of you.

From the entrance hall (4.5 m²) you go to a huge and very bright living-cum-dining room (46.2 m²) with a fireplace insert and a big patio door that faces the Pyrenees.

The equipped kitchen (12.6 m²; oven; dishwasher; extractor hood; fridge) gives onto the dining area. There is also a pantry (6.2 m²), a toilet with a washbasin (1.38 m²) and a laundry room (4.8 m²).

The master bedroom is composed of a bedroom (14.14 m²) that gives onto the terrace, a shower-room (4.26 m²), an open space and a toilet (3.54 m²).

A lovely solid wood staircase leads to the bedrooms upstairs: 3 nice bedrooms with sloping ceilings (10.87 m²; 11.45 m²; 14.95 m²) with a balcony (4.1 m²). The bathroom is spacious (9.5 m²) and has a toilet and two washbasins. A small study next to the attic has the electric hot-water heater that was installed in 2022.

The double garage (32 m²) is adjoining, with a shed (25 m²), a workshop (7.5 m²) and a cellar.

The roof is tiled with slate from Labass^e, which reflects its traditional construction with breeze-block walls doubled with lime covered bricks. Heating provided by a heat pump (Hitachi air/water), connected to central heating. Wooden joinery and single glazing on the ground floor; PVC joinery and double glazing upstairs and in the kitchen.

Drainage connected to a 3000L septic tank that was installed in October 2021.

Facing south, this property enjoys panoramic views of the Pyrenees from its tree-filled garden of 4600 m².

Ideally located near schools; 15 minutes from Bagn^{es} de Bigorre; 22 min from Tarbes; easy access to the motorway; 30 min from Lourdes; 50 min from Pau (Ryanair); 45 min from ski slopes; 1 hr 15 min from Spain; 1 hr 40 min from Toulouse; 1 hr 50 min from Biarritz and the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

Расход энергии :

C (168)

Газ с парниковым эффектом : **A (5)**