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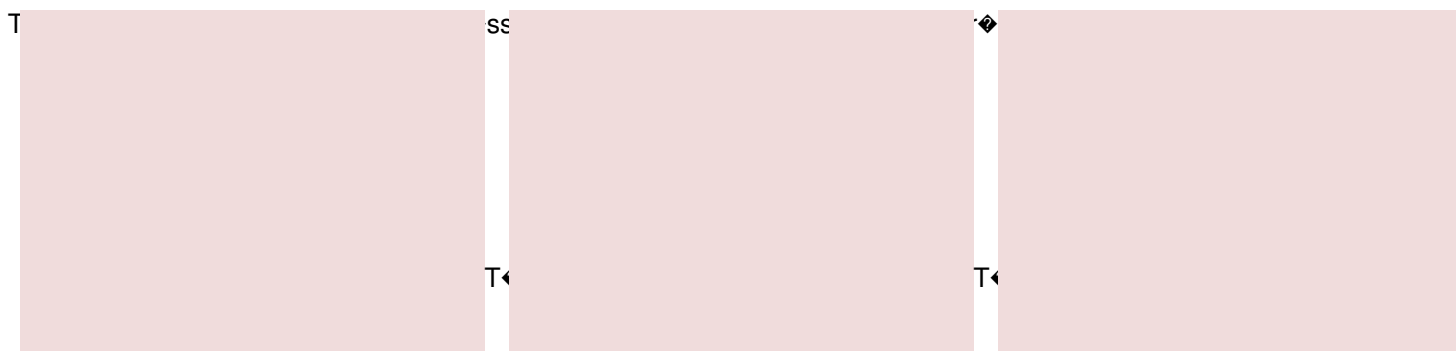
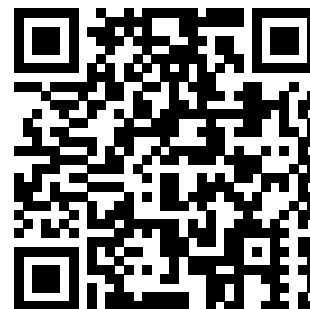
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Свяжитесь с нами по электронной почте: contact@abafim.com

House & business in town centre

275 000 евро [сборы к продавцу]

- Исходный номер : AF26206
- Количество жилых комнат : 12
- Количество спальных комнат : 6
- Жилая площадь : 300 м²
- Площадь земельного участка : 1 452 м²
- Налог с недвижимого имущества : 2 287 евро



Located between Castelnau-Magnoac and Mi²an, this big house and its business measure 300 m². Only 2 minutes on foot from the nice centre of town with all its conveniences. The garden of 1000 m² is tree-filled and fenced-in.

To the right of the entrance is a 16 m² study, with a big 27 m² pantry to the left with old cement tiles. It could be used for diverse reasons.

The equipped 21 m² kitchen has two entrances, one from the business area and one from the garden, thanks to its patio door.

The 37 m² living room is very bright and opens gives onto the terrace. It has a wood-burning insert, allowing you to enjoy a warm atmosphere.

Still on the ground floor, there is a 9 m² shower-room (handicap accessible) and a separate toilet, both recently renovated.

A magnificent marble and wrought iron staircase leads to the first floor, which has 6 bedrooms (11 m² - 20 m²). There is also a 54 m² attic that is entirely suitable for conversion.

Accessible from the inside of the house, the bakery (104 m²) is ready to start business again. It could also be used as a garage and/or a workshop.

This pleasant house has a garden on which a swimming pool can be built. It has a big terrace and a working well, a wonderful spot to relax after work.

Gas-fired central heating; double-glazing; good insulation; mains drainage.

Located 15 minutes from Castelnau-Magnoac; 35 min from Tarbes; 1 hr from ski resorts; 2 hr from the Atlantic Ocean.

Расход энергии : **C (168)**

Газ с парниковым эффектом : **C (27)**