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## Mountain Home with 7700m<sup>2</sup>

**190 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26636
- Количество жилых комнат : 7
- Количество спальных комнат : 4
- Жилая площадь : 120 м<sup>2</sup>
- Площадь земельного участка : 7 700 м<sup>2</sup>
- Налог с недвижимого имущества : 774 евро



Located in tranquil Arbéost is this four bedroom, 120m<sup>2</sup> home for sale. Also with two washrooms, a veranda, two garages and 2900m<sup>2</sup> of land plus another 4800m<sup>2</sup> separate from the main property. Ideal for nature lovers and hikers.

The entrance hall serves the ground floor rooms. There is a 15m<sup>2</sup> fitted kitchen opening to the 22m<sup>2</sup> living room complete with a magnificent pellet burner set inside the original fireplace. This floor also has two bedrooms (13m<sup>2</sup> each), a recently installed washroom and a toilet. One of the bedrooms opens to the 14m<sup>2</sup> veranda.

A wooden staircase leads up to the 7m<sup>2</sup> landing serving two more bedrooms (14m<sup>2</sup> each), a washroom and a toilet. A 17m<sup>2</sup> loft currently serves as storage space but could easily become a 5th bedroom or games room.

The basement has two spaces comprising the laundry and are accessible from the exterior. A second garage completes the property.

Built in 1976, the roof is covered in slate, respecting the local architecture. There is an electric powered hot water storage tank. The pellet burner heats a section of the house and electric powered radiators add comfort. Windows are PVC imitation wood and recently installed. You may move into this house and make your home without any major building work required.

This natural environment of this valley is preserved and away from main tourism. It will appeal to those who enjoy the outdoors, mountains, walking and fishing. Come and visit this lovely house.

You will be 15 mins from first commerce. 25 mins from main shopping and services. 50 mins from Pau, 1h from Tarbes and 1h from skiing.

**Расход энергии :** **C (176)**

**Газ с парниковым эффектом : A (5)**