



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 garden

**329 000 евро** [ сборы к продавцу ]

- Исходный номер : AF26641
- Количество жилых комнат : 4
- Количество спальных комнат : 3
- Жилая площадь : 120 m<sup>2</sup>
- Площадь земельного участка : 2 000 m<sup>2</sup>
- Налог с недвижимого имущества : 365 евро



Located in the centre of a lovely picturesque village, 15 minutes from Marciac, this detached house was built in 1972 and is composed of a kitchen, a living-cum-dining room, a bathroom, 3 bedrooms, a big pantry/laundry room and a garage, on a nice garden of 2000 m<sup>2</sup>.

As soon as you arrive, you're going to fall under the charm of this lovely home and its delightful garden.

The big sun room (27.5 m<sup>2</sup>) leads to the hall that serves the entire house: the kitchen (15.5 m<sup>2</sup>), the living-cum-dining room (34.6 m<sup>2</sup>) with a fireplace and access to the southern-facing terrace.

This sun room will allow you to enjoy lovely autumn evenings.

Returning to the hall, we then go to the 3 bedrooms (10.4 m<sup>2</sup>, 13.3 m<sup>2</sup> & 14.8 m<sup>2</sup>), the bathroom and the separate toilet.

The biggest room has direct access to the terrace and garden.

This traditional detached house has many built-in cupboards.

To make the house even more functional, there is a big pantry (30 m<sup>2</sup>). A genuine extra room with a summer kitchen. There is also a huge garage (25 m<sup>2</sup>) with double doors that can accommodate several vehicles.

Outside, the lovely garden is fenced in and planted with a diverse variety of trees, allowing you to appreciate fine days and the pleasant climate of the Gers department.

Roof with interlocking concave tiles.

Electric hot-water heater.

Heating provided by an oil-fired boiler, in addition to a wood-burning heater.

Joinery is wooden and single-glazed.

Individual drainage system connected to a septic tank.

Located 15 minutes from Marciac and its Jazz Festival; 40 min from Tarbes, a high-speed train station (TGV), the airport Tarbes-Lourdes-Pyrenees and the motorway; 45 min from Pau, its airport and a golf course; 1 hr 50 min from the airport Toulouse-Blagnac, Spain, ski slopes and the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

**Расход энергии :** **E (246)**

**Газ с парниковым эффектом :** **E (54)**