



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

Renovated farmhouse, gites, pool

390 000 евро [сборы к продавцу]

- Исходный номер : AF26943
- Количество жилых комнат : 11
- Количество спальных комнат : 5
- Жилая площадь : 297 m²
- Площадь земельного участка : 800 m²
- Налог с недвижимого имущества : 2 138 евро



Situated south of Tarbes is this superb farmhouse property comprised of a 175m² home and two gites. Charm and comfort is present with open kitchens, master bedrooms, terraces and a salt-treated 6x3.5m pool. A garage, loft space to convert and fenced grounds gives this an immediate rental opportunity.

Located in a quiet and sought-after environment in immediate proximity to commerce and services, this splendid farmhouse property has been entirely renovated to marry charm, comfort and revenue potential.

The tone is set as you enter this home and its 40m² living area comprising a cosy sitting room, dining area and 23m² open kitchen. The cosy atmosphere is reinforced by the pellet burner and charm via the terra cotta flooring and visible beams. The 21m² wooden terrace is south-facing and increased the living space.

There is a toilet, a laundry and storage space. Continuing on is a pleasant master suite comprising a walk-in wardrobe, washroom with walk-in shower and toilet and a spacious 35m² bedroom with access to the exterior. A lovely wooden staircase leads up to 44m² of loft space perfect for creating a games room, workshop, study, exercise room etc

Back to the kitchen and access to the first floor where the landing serves two spacious bedroom, 19m² & 23m², a walk-in wardrobe, a bathroom with bath, walk-in shower, double sink and a toilet.

The 70m² gite benefits from a 27m² covered terrace facing the pool. Perfectly equipped and fitted, it is comprised of a living area with pellet burner, an open fitted kitchen, washroom with walk-in shower, a toilet and a laundry space. Upstairs is a master bedroom with walk-in shower and toilet. A double bedroom and a child's bedroom are separated by a sliding door.

The 40m² independent house, perfect for a rental annually or seasonally completes the ensemble. The entrance opens to the fitted kitchen, a toilet and a washroom. To the left is a living space with access to a private terrace. The cosy spirit of this space is augmented by the wood burner. Upstairs is an attic bedroom.

The land is fenced and well maintained. The salt-treated 6x3.5m pool is enhanced by the big terrace.

The entrance gate to the property is automated.

The 37m² garage benefits from an automated door with an upper storage space of the same size.

The roof is covered in natural slate with a small section covered in asbestos cement slate. Construction is traditional. Heating is assured by electric powered radiators as well as the two pellet burners. Hot water is provided by an electric-powered hot water storage tank. Windows are PVC double glazed. The property has an individual sewage system.

You will be in a small village close to commerce and services 10 mins south of Tarbes, 10 mins from golf course and A64 motorway, 15 mins from TGV station, under 20 mins from Tarbes-Lourdes-Pyrenees airport, 45 mins from skiing, 1h from Spain, 1h30 from Biarritz, the Atlantic coast and Toulouse, 3h from the Mediterranean.

Расход энергии : **C (108)**
Газ с парниковым эффектом : A (1)