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## Lovely renovated house

**246 800 €** [ Vergoedingen aan de verkoper ]



- Referentie : AF26100
- Aantal kamers : 6
- Aantal slaapkamers : 5
- Woon oppervlak : 210 m<sup>2</sup>
- Grond oppervlak : 1 500 m<sup>2</sup>
- Grond belasting : 900 €



Located near Saint-Gaudens and 50 minutes from Tarbes, this house (210 m<sup>2</sup>) from 1949 has been entirely renovated and is composed of a living room, a dining room, a kitchen, 5 bedrooms, 2 bathrooms/shower-rooms, a utility room, a mezzanine, a terrace and big garage on a fenced-in and tree-filled garden of 1500 m<sup>2</sup>.

This house has got character. On the ground floor there is a spacious entrance hall To the right is a dining room (26 m<sup>2</sup>) and to the left a living room (28 m<sup>2</sup>) with a fireplace for cosy evenings. It is followed by a kitchen (25 m<sup>2</sup>), a bedroom (10.31 m<sup>2</sup>) with a bathroom (4.86 m<sup>2</sup>), a utility room (5.4 m<sup>2</sup>) and a separate toilet.

The nice wooden staircase in the entrance hall leads to the landing on the first floor that gives onto a bedroom (14.77 m<sup>2</sup>), a bathroom (7.42 m<sup>2</sup>) and another big bedroom (29.91 m<sup>2</sup>).

There is a shower-room (6.63 m<sup>2</sup>) and a separate toilet opposite the two bedrooms.

There is also a mezzanine in the centre that could be used as a study.

Outside, on the south side is a nice adjoining terrace with truly lovely views of the Pyrenees. The enclosed and tree-filled garden could have a pool if you'd like.

The house has been renovated and is ready to welcome a big family and is ideal as a bed-and-breakfast.

There is also an outbuilding that could be renovated.

The roof has interlocking tiles and is in good condition. Joinery is PVC. Heating via an oil-fired boiler and fireplaces. Drainage is individual.

Located 20 minutes from Saint-Gaudens; 1 hr 10 min from Toulouse; 45 min from Tarbes, ski resorts and Spain; 2 hr from the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea.

**ENERGIE VERBRUIK : E (207)**

**BROEIKAS EFFECT : E (64)**