



16, Avenue de la Marne - 65000 TARBES  
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660  
**abafim.nl**

Neem tevens contact met ons op per mail : [contact@abafim.com](mailto:contact@abafim.com)

## Pleasant Four-Bedroom Bungalow

**215 000 €** [ Vergoedingen aan de verkoper ]



- Referentie : AF26228
- Aantal kamers : 5
- Aantal slaapkamers : 4
- Woon oppervlak : 147 m<sup>2</sup>
- Grond oppervlak : 1 000 m<sup>2</sup>
- Grond belasting : 870 €



Located in a quiet area 20 mins from Saint-Gaudens and 1h10 south-west of Toulouse is this countryside bungalow for sale offering 147m<sup>2</sup> of living space. It has four bedrooms, a kitchen, living/dining room, two washrooms and two toilets. There is a fenced garden with trees and a total of 1000m<sup>2</sup> of land.

A small conservatory acts as the entrance to the house and inside, to your left, is a 17m<sup>2</sup> bedroom and an 11m<sup>2</sup> bedroom with an office and a washroom. Continuing on is the 16m<sup>2</sup> fitted kitchen and 33m<sup>2</sup> living and dining space with wood burner. There is another washroom, a laundry and a toilet.

Back to the living room and a patio door accesses a 16m<sup>2</sup> conservatory acting as cosy salon where you will enjoy winters days.

The conservatory has access to an attached studio with two bedrooms (10m<sup>2</sup> & 16m<sup>2</sup>) and a toilet.

Construction is traditional, the roof is very good condition. Windows are double glazed. The property is served by an individual sewage system up to current regulations at publication. Heating is supplied by gas and the wood burner.

This home is pleasant and you can move in immediately with no building work or improvements necessary.

You will be 20 mins from Saint-Gaudens, 45 mins from Tarbes, from Spain and from skiing, 1h10 from Toulouse, 2h15 from the Atlantic coast and 2h30 from the Mediterranean.

**ENERGIE VERBRUIK : D (233)**

**BROEIKAS EFFECT : D (37)**