



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

Character house

240 000 € [Vergoedingen aan de verkoper]

- Referentie : AF26666
- Aantal kamers : 7
- Aantal slaapkamers : 4
- Woon oppervlak : 190 m²
- Grond oppervlak : 4 800 m²
- Grond belasting : 1 003 €



Just 5 minutes from Marciac, this character house offers 4 bedrooms, a bathroom, a spacious living room with mezzanine, a lounge, a fitted kitchen, a utility room, a large garage and three cellars, all set in 4800m² of wooded grounds.

The house is accessed via a lovely terrace. The stone-framed entrance door opens into a sitting room (21m²) with a fireplace. This room leads via a corridor to your left into a dressing room, a bedroom (16m²) with a shower and WC with washbasin and a spacious living room (49m²) with access to the terrace. A mezzanine (21m²) overlooks the living room. Retracing your steps to the living room via a corridor on your right, you will find a bathroom with double basins and wc (5.80m²) as well as a beautiful, very bright bedroom (17m²). To the rear of the living room, a corridor leads to a fitted kitchen (17m²), a storeroom/laundry room (10m²) and a garage (27m²).

A central wooden staircase leads upstairs to a bedroom (10m²), another bedroom (19m²) and an attic.

The roof is tiled and the construction is stone. Heating is provided by an air-to-water heat pump and hot water is produced by a thermodynamic hot water tank. There is glass wool insulation and single-glazed wooden joinery. Septic tank drainage (not compliant).

It is close to all amenities. It faces south, is not overlooked and has a pleasant garden planted with trees.(4800m²).

You'll be 5 minutes from Marciac, the college and schools, 15 minutes from a golf course, 35 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau and the golf course, the airport,

1 hour 40 minutes from Toulouse airport, Spain and the ski slopes, the ocean, 3 hours 30 minutes from the Mediterranean.

ENERGIE VERBRUIK : D (247)

BROEIKAS EFFECT : B (7)