



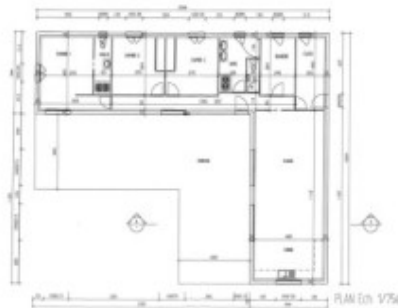
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Contemporary villa with view

289 000 € [Vergoedingen aan de verkoper]

- Referentie : AF26791
- Aantal kamers : 4
- Aantal slaapkamers : 3
- Woon oppervlak : 146 m²
- Grond oppervlak : 5 000 m²



Just 15 minutes from Rabastens de Bigorre, at the gateway to the Gers, this contemporary 2018 villa with a view of the Pyrenees offers a spacious living room with fitted kitchen, a laundry room, a storeroom, a master suite, two bedrooms, a bathroom with shower, as well as a triple garage, all on a quiet 5000m² plot.

This contemporary villa offers a host of features, and you'll have plenty of time to arrange your outdoor space to your liking.

You enter into a corridor serving the day and night areas. You'll find a fully-equipped kitchen opening into a spacious living room (53m²) with access to the outside via picture windows (with the option of adding a fireplace). There's also a storeroom, and a service door leading to the garden and garage. There's a laundry room, a toilet, a bathroom with Italian shower, two bedrooms (14m²) with fitted closets, a master suite (19m²), a shower room with Italian shower (5m²) and toilet (the garden is accessible from the bedroom).

A large 70m² garage is located below the villa, with two standard doors and a large opening, ideal for a compact van or camper van, or for a craftsman.

The roof is tiled, the construction is traditional 2018 on the RT of 2012. Heating is electric, with reversible air conditioning, and hot water is produced by a thermodynamic unit. The woodwork is double-glazed. Sewage treatment is provided by a fully-compliant septic tank.

The house is set in a quiet, dominant position, with a view of the Pyrenees.

You'll be 15 minutes from Rabastens de Bigorre, 25 minutes from Vic en Bigorre, Marciac and its jazz, 30 minutes from Tarbes train station, Mirande, 30 minutes from the freeway, 1h from Pau train station (TGV),

1h30 from Toulouse airport, Spain, 1h40 from the Basque coast.

ENERGIE VERBRUIK : **A (40)**

BROEIKAS EFFECT : **A (1)**