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## Converted barn on 4800 m<sup>2</sup>

**179 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF25962
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 158 m<sup>2</sup>
- Grundstücksfläche : 4 800 m<sup>2</sup>
- Grundsteuer : 1 281 €



Located 30 minutes north of Tarbes, this converted barn (158 m<sup>2</sup>) is composed of 4 big bedrooms, an equipped kitchen with a dining area, a living room, a shower-room and outbuildings on a quiet garden measuring 4800 m<sup>2</sup>.

You're going to love how close this property is to conveniences, the old style of the barn which is partly conserved and the big flat plot of land that it is on at the beginning of a hiking trail.

On the ground floor is a spacious entrance hall that gives onto the toilet, a 6 m<sup>2</sup> dressing, a door that opens to the garage. To the right of the hall there is an equipped kitchen/dining area (48 m<sup>2</sup> with exposed stones) and a wall built of stone). Next is the living room (21 m<sup>2</sup>, insulation, tiling, painted and electrical wiring to be finished).

Upstairs there is a 14 m<sup>2</sup> mezzanine that leads to four bedrooms (10 m<sup>2</sup>, 2 x 12 m<sup>2</sup>, 15 m<sup>2</sup>) and a 6 m<sup>2</sup> shower-room with a shower, toilet and double washbasin.

The adjoining part on the west side includes a plant room (19 m<sup>2</sup>) with the electrical board and electric hot-water heater, the garage (14 m<sup>2</sup>) and a small hen house.

The masonry of an extension (32 m<sup>2</sup>) is under way on the east side. Joinery with electric roller shutters are provided.

Heating is electric and connected to mains drainage. The doors and patio doors have aluminium frames. The windows have PVC frames and are double-glazed.

Some finishing touches will need to be carried out inside as well as outside.

Two clamps previously used for pumping water.

The two plots of meadows are enclosed; a lush apple tree and a pool to renovate.

This lovely house is 30 minutes north of Tarbes (airport and high-speed train, TGV); near all conveniences, schools and businesses; 15 min from Marciac which has a famous Jazz Festival; on the border of the Gers department and Aquitaine department; 30 min from the motorway; 40 min from an international airport (Tarbes Ossun Lourdes); 1 hr from Pau, ski resorts and Spain; 1 hr 45 min from Biarritz.

**ENERGIEVERBRAUCH : D (188)**

**TREIBHAUSGAS : A (6)**