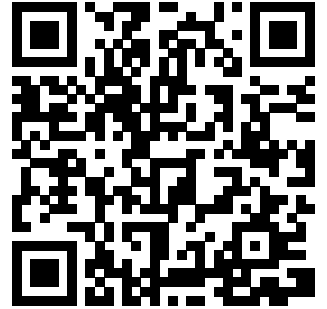




16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**  
Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## House to renovate south of Tarbes

**209 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26015
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 137 m<sup>2</sup>
- Grundstücksfläche : 2 600 m<sup>2</sup>
- Grundsteuer : 1 536 €



Located 10 minutes south of Tarbes, this family house (137 m<sup>2</sup>) is composed of a kitchen, a living area, 3 bedrooms, a bathroom, an attic suitable for conversion, a garage and an outbuilding, on a fenced-in and tree-filled garden of 2600 m<sup>2</sup>.

Quietly situated in a town with all conveniences, this house will be ideal for a family after renovation. Ready for occupation.

The huge entrance hall gives onto the living area and the kitchen. A separate toilet is to the right. On the left there is a lovely living area consisting of a sitting room and a dining room. The nice openings let in a lot of light and it is not overlooked. The house, built in the 50's, still has the charm of its old wooden flooring.

From the hall, a lovely wooden staircase leads the bedrooms. On the left is a toilet and bathroom. Opposite, there are 2 big bedrooms. To the right is the third bedroom with views of the garden. The entire flooring is in good condition.

The attic is suitable for conversion and would allow the creation of additional rooms.

The basement covers the entire surface of the house and can be reached from either the kitchen or the outside of the house. There is a big space for storage and a space with the boiler and hot-water heater.

Outside, there is a garage and a big outbuilding that could be converted into a workshop. The garden isn't overlooked, is fenced-in and has an orchard. Very peaceful, nicely laid out and planted with beautiful trees.

Construction is traditional. The roof is tiled. Joinery is single-glazed. Heating provided by an oil-fired boiler. Electric hot-water heater. Connected to mains drainage.

Located 10 minutes from Tarbes and all conveniences; 15 min from a national railway station (SNCF) and the motorway; 20 min from the airport Tarbes-Lourdes-Pyrenees; 1 hr from Spain and ski slopes; 1 hr 45 min from the Atlantic Ocean; 3 hr from the Mediterranean Sea.

**ENERGIEVERBRAUCH : F (307)**

**TREIBHAUSGAS : F (85)**