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## Four-Bedroom Home View Pyrenees

242 650 € [Gebühren an den Verkäufer]



- Referenz : AF26026
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 4
- Wohnfläche : 115 m<sup>2</sup>
- Grundstücksfläche : 1 400 m<sup>2</sup>
- Grundsteuer : 930 €



Located 5 mins from Capvern is this modern home for sale (2010) offering 210m<sup>2</sup> of living space with a marvellous view of the Pyrenees. There is a spacious south-facing living room with open kitchen, four bedrooms, a washroom, big garage with double entrance and a leafy, quiet 1400m<sup>2</sup> garden.

This modern home enjoys a tasteful decor which adds to its unique identity. If you're dreaming of just relaxing on the sofa, warm and cosy whilst enjoying a superb view of the mountains, then this little pearl is for you.

You enter the house into the 4m<sup>2</sup> entrance hall which leads to the main living area of 42m<sup>2</sup>. You know about the view of the mountains so we'll talk of the wood burner which will provide heat on winters evenings after a day skiing nearby and of the spacious fitted kitchen where you will prepare delicious snacks as well as meals for friends and family.

The corridor offers access to three spacious bedrooms (12m<sup>2</sup> each), with walk-in wardrobes and parquet flooring. A fourth bedroom or study (9m<sup>2</sup>) completes this cosy area. The 8m<sup>2</sup> bathroom is functional with double sink, bath and shower, something for everyone. There is an independent toilet.

The property is accessed via an automated gateway where the path leads to a big garage (60m<sup>2</sup>) equipped with two doors allowing you to park two vehicles side by side. Inside, there is a 7m<sup>2</sup> insulated office. A 14m<sup>2</sup> garden shed is also present for storage of bikes, firewood, skis etc.

The garden is spacious with a north and a south facing terrace. There are many trees including a magnificent olive tree. A smaller shed and a rainfall recuperation barrel are also present.

The roof is covered in tile. The wainscotting is PVC. There is glass wool insulation and cellulose wadding. The house is built on a crawlspace. Windows are PVC double glazed. There are automated roller shutters in the living room and wooden shutters on the bedrooms windows. Heating is provided by the wood burner and completed by electric radiators. There is a 200 litre electric powered hot water storage tank. The washroom and toilet have an extractor fan. The individual sewage system is up to current regulations at time of publication.

This lovely home is close to all commerce and services. 5 mins from Capvern and the motorway, 10 mins from Lannemezan, 35 mins from Tarbes, 45 mins from skiing, 1h from Spain, 1h15 from Toulouse, 2h from the Atlantic coast and 2h45 from the Mediterranean.

**ENERGIEVERBRAUCH : C (177)**

**TREIBHAUSGAS : A (5)**