



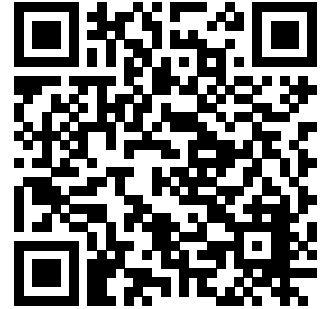
16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de

Kontakt auch per E-Mail unter contact@abafim.com

Modern Five-Bedroom Home

289 000 € [Gebühren an den Verkäufer]

- Referenz : AF26172
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 5
- Wohnfläche : 155 m²
- Grundstücksfläche : 420 m²
- Grundsteuer : 1 070 €



Located 5 mins west of Tarbes, close to commerce and services, is this superb villas constructed in 2010 offering 155m² of space including an entrance hall, spacious living room, fitted kitchen, larder, five bedrooms (three of which on the ground floor), a bathroom, two washrooms, two toilets, a garage, terrace and outbuilding in the garden.

Located in a residential neighbourhood, this 155m² villa was built in 2010 and offers beautiful interior decor and impeccable details.

Arriving at the property you can park either in the street or in the asphalt courtyard.

The main door opens to the functional hallway with cloak room cupboard where you can store coats and shoes away immediately. You will be especially attracted by the spacious living room offering 49m² of modern, maintained space.

The fitted kitchen is clean with good quality black and white units, has lots of clever storage space and quality white goods. You will adore cooking with your family. Attached to the kitchen is a 6m² larder with more storage space and shelves as well as a laundry space.

Back a few steps and you can install and enjoy a delicious meal in the dining area and relax in the sitting area with garden view.

There is a 12m² master bedroom with a sober and elegant private washroom with walk-in wardrobe which will satisfy even the most demanding due its functionality.

Continuing on now to the 8m² bathroom : quality materials, modern double sink, mirror with integrated light, bath, bidet and built-in storage. All this makes a little relaxing space for all sizes.

There are a further two bedrooms (both 11m²) with integrated storage and parquet flooring. Each bedroom has a view of the garden.

We now take the contemporary stairs which act as a veritable decoration in the living room and lead up to a 12m² mezzanine which is ideal for relaxing and perhaps use as office space or library.

To the right is an exciting washroom with big sink, suspended toilet, walk-in shower and towel dryer radiator. A corridor has a large cupboard and serves two bedrooms.

The first bedroom is 10m² and will make you travel in time with its disco style and walk-in private wardrobe.

The second bedroom is 11m² and is also surprising with its alcove which promotes dreams of travel but which is easily taken apart if you prefer a more classic bedroom. There is also a walk-in wardrobe.

Outside, the 18m² tiled terrace has a south-facing sunshade and is perfect for relaxing with friends and family.

The garden is pleasant and well maintained with a lovely olive tree and a garden shed for your tools.

There is a garage for your bikes and skis and the courtyard can accommodate two vehicles. The entrance gate is automated.

The house is semi-detached. The roof is covered in tile. The house is constructed on a crawl space. The windows are both aluminium and PVC framed and double glazed with automated shutters (except upstairs). There are programmable electric-powered heaters and a 300 litre hot water storage tank. The bedrooms have RG45 and TV sockets. There is access to the extractor fan installation and crawlspaces for any maintenance work.

The property is connected to the sewage mains.

This house is located 10 mins from Tarbes train station, 20 mins from airport, 30 mins from Lourdes, 1h from skiing, 1h30 from Toulouse, 1h40 from Biarritz and 3h30 from the Mediterranean.

ENERGIEVERBRAUCH : C (127)

TREIBHAUSGAS : A (4)