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Detached house with industrial premises 2 hectares

869 000 € [Gebühren an den Verkäufer]

- Referenz : AF26176
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 6
- Wohnfläche : 281 m²
- Grundstücksfläche : 20 000 m²
- Grundsteuer : 7 159 €



Located 20 minutes north of Tarbes, this lovely detached house (1986, 281 m²) is composed of 5 bedrooms, a study, three bathrooms, a nice 40 m² terrace facing south, a double garage and 3 big buildings (floor surface of 950 m²), all on a landscaped enclosed garden of 2 hectares that is filled with trees. Quietly situated with views.

This property will surprise you with its features, its brightness and above all its size!

From the entrance of this detached house you arrive in a very bright living area consisting of a living room and a dining room that gives onto a terrace facing south. To the left of the entrance is a study, with a shower-room and toilet in front of it. The fully-fitted kitchen gives onto the entrance and the dining room. This floor also has a very spacious play room, a bedroom, a laundry room, a toilet and a bathroom.

A nice wooden staircase leads upstairs to the 4 bedrooms, 2 bathrooms and separate toilet. There are also lots of storage spaces.

The terrace on the east side has a barbecue area. The enclosed double garage is adjoining to the house. It could be used for parking or a big workshop.

Outside, with its 2 separate entrances, the 3 buildings (floor surface of 950 m²) could be transformed to your needs. There are industrial premises to renovate, offices, bathroom installations and garages for vehicles.

The ground floor is divided into:

- Building 1: 312 m² of workshop, office, bathroom
- Building 2: 547 m² of workshop, office and storage
- Building 3: 247 m² of workshop, office and storage

Upstairs:

- Building 1: 242 m² of workshop and storage
- Building 2: 287 m² of storage

The roofs of the 3 buildings have been tiled with steel sheeting.

The tree-filled and enclosed park (2 hectares) with the southern-facing terrace and its barbecue area, in addition to the lovely views, will give you pleasant summer evenings.

The materials used in the construction are of excellent quality, with a good thermal and sound insulation.

The roof has red tiles. Construction is traditional. Heating and hot water are electric, in addition to a fireplace.

Joinery is wooden and double-glazed with traditional wooden shutters. Drainage connected to mains. Automatic front gate. Updating and fixing up is needed.

Located 20 minutes north of Tarbes; 1 hr 50 min from Toulouse; a bus stop near the house for schools; all businesses and conveniences on site; 1 hr 45 min from ski resorts and from Spain; 1 hr 50 min from Biarritz.

ENERGIEVERBRAUCH : C (165)

TREIBHAUSGAS : A (5)