

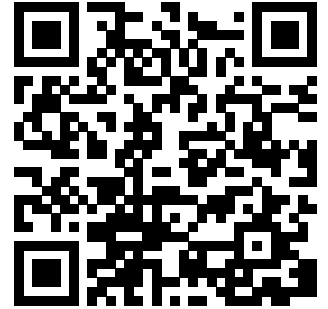


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## Lovely Villa with Views/Pool

**384 000 €** [Gebühren an den Verkäufer]



- Referenz : AF26191
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 227 m<sup>2</sup>
- Grundstücksfläche : 2 000 m<sup>2</sup>
- Grundsteuer : 1 551 €



Located 10 mins east of Tarbes is this charming villa for sale offering 227m<sup>2</sup> including an immense living room, kitchen, three bedrooms, a bathroom, mezzanine, swimming pool, workshops and garages, a car shelter and 2000m<sup>2</sup> of land with a view of the splendid Pyrenees.

You will love this charming home, designed to offer visual pleasure with its visible woodwork and spacious volumes. Its south-facing aspect offers a view of the mountains.

The entrance hall enjoys lots of natural light and serves the 50m<sup>2</sup> living room complete with dining area and sitting area. Generous windows allow maximum sunlight and adding to this already sublime space augmented by its mezzanine.

A pellet burner will bring coziness to winters evenings and the 14m<sup>2</sup> équipé kitchen has access to the terrace where you can eat outside and enjoy the view of the mountains.

À second kitchen offers 15m<sup>2</sup> with a laundry and storage space.

Still on the ground floor and two bedrooms (14m<sup>2</sup> & 15m<sup>2</sup>) have lots of natural light. There is a 8m<sup>2</sup> bathroom with two sinks, shower and bath. A toilet with wash basin completes this level.

A wooden staircase leads up to the 37m<sup>2</sup> mezzanine, a lovely open space to use as you wish. A 20m<sup>2</sup> study attached has a balcony where you can enjoy the view outside. An 18m<sup>2</sup> bedroom, exposed south-east completes this section.

Outside, the 75m<sup>2</sup> of terrace face south and the 8x4m pool has a secure area and faces the mountains. There is a 30m<sup>2</sup> garden shed/workshop for DIY or storage and a 26m<sup>2</sup> open shelter can house two vehicles.

The grounds have trees and is completely fenced. This home will allow you to enjoy to the full the outside spaces in summer and the cosy spaces inside in winter with a private panoramic view of the mountain peaks.

The house is constructed on a crawl space. The roof is covered in slate. Windows are aluminium framed and double glazed. The skylights are double glazed and wooden framed.

À gas storage tank supplies hot water and central heating. A pellet burner adds warmth. An extractor fan is present. The property is served by an individual sewage system.

This property is one for your shortlist!

You will be close to all commerce and services, 5 mins from A64 motorway access, 20 mins from TGV station, 35 mins from Lourdes, 45 mins from Pau, 1h30 from Spain, 1h from skiing, 1h30 from Toulouse, 1h40 Biarritz, 2h30 from Mediterranean.

**ENERGIEVERBRAUCH : C (97)**

**TREIBHAUSGAS : C (18)**