

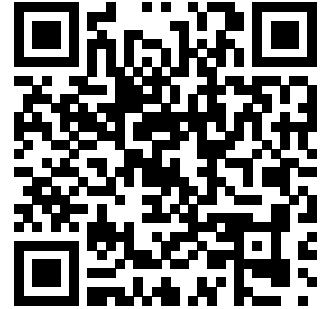


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## Spacious family home

**160 500 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26222
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 7
- Wohnfläche : 350 m<sup>2</sup>
- Grundstücksfläche : 698 m<sup>2</sup>
- Grundsteuer : 435 €



Located 9 minute from Tournay, this former restaurant (350 m<sup>2</sup>) can be reopened or transformed into a spacious family home thanks to its large living areas and many rooms. It also has an interior courtyard and a 300 m<sup>2</sup> garden.

The front door opens onto a 50 m<sup>2</sup> room with a big solid wood bar and an imposing fireplace. To the left is an 18 m<sup>2</sup> room and a 14.5 m<sup>2</sup> room that could be transformed into a nice master bedroom or into two big bedrooms.

On the right is a 17.5 m<sup>2</sup> space with a toilet and it leads to a wonderful 117 m<sup>2</sup> room that is very bright thanks to its big patio doors. The exposed beams give it a lot of character. This room has a toilet.

You continue onto a big 28 m<sup>2</sup> kitchen to be fitted. It gives onto an 80 m<sup>2</sup> courtyard that is not overlooked. It has several small outbuildings.

The joinery on this floor is wooden and double-glazed.

A staircase leads to the next floor, with the bedrooms and attic. The attic (55 m<sup>2</sup>) is to the left and in front is a big 11 m<sup>2</sup> bathroom with a whirlpool bath and shower. To the right, a hallway leads to the 5 bedrooms (2 x 10 m<sup>2</sup>; 11 m<sup>2</sup>; 11.5 m<sup>2</sup>; 16 m<sup>2</sup>) and the toilet.

This area has a big 72 m<sup>2</sup> terrace with views of the summits.

There is also a 70 m<sup>2</sup> basement with a cold room and a cellar, and the garage (40 m<sup>2</sup>). They all give onto the garden (300 m<sup>2</sup>).

The roof has traditional tiles and slate tiles.

Drainage is individual.

Heating is oil-fired, with a buried tank (3000L).

There are also 2 wells with pumps. The first one is in the kitchen and the second is in the basement.

Located 17 km from Tarbes; 19 km from Trie-sur-Baïse; 6 km from Tournay; 30 min from an airport; 1 hr from the closest ski resorts; 1 hr 40 min from Toulouse; 1 hr 20 min from Spain; 1 hr 30 min from the Atlantic Ocean.

This huge atypical property has huge potential!

**ENERGIEVERBRAUCH : F (323)**

**TREIBHAUSGAS : F (96)**