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## High Quality Family Home

378 000 € [Gebühren an den Verkäufer]

- Referenz : AF26224
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 4
- Wohnfläche : 182 m<sup>2</sup>
- Grundstücksfläche : 3 430 m<sup>2</sup>
- Grundsteuer : 717 €



Located in the heart of a village 18 mins north-east of Tarbes is this spacious family home in a traditional "L" shape, for sale, offering 182m<sup>2</sup> of living space and fully restored in 2022. It consists of an entrance hall, living and dining room with fireplace, fitted kitchen, conservatory, four bedrooms including a master bedroom, a walk-in wardrobe, study, two bathrooms, two toilets, wine cellar, laundry and two garages and all on a lovely garden filled with trees and a swimming pool. A high quality property and one for your shortlist.

Situated in a quiet pretty village which has a school and play area and served by school bus, is the spacious family home and fully renovated to a high standard in 2022.

The property has two entrances to choose from, via a gate on foot or in your vehicle into a courtyard.

An elegant Provençal cypress tree welcomes you to the property. The terracotta colour facade adds a cosy and authentic touch. The front door opens to the entrance hallway, the granite flooring and marble staircase adding elegance.

The 41m<sup>2</sup> dining room and attached living room enjoy lots of natural light. The travertine flooring magnifies the made to measure furniture. You will enjoy the flames from the wood burner in the fireplace.

A passageway has a toilet and a big larder. The 17m<sup>2</sup> kitchen deserves a look: the numerous units and integrated white goods will satisfy the most demanding. The terracotta colour adds sobriety. The central workspace and travertine flooring form a harmonious ensemble.

Close by is a big laundry room, very practical for daily use, and a wine cellar for your best bottles.

Back on our steps and we take the staircase up to a corridor serving three bedrooms (10, 13 & 15m<sup>2</sup>) which open to a charming balcony. The renovation has used sober colours and quality flooring.

The bathroom has a bath, double sink and a toilet.

The other wing of the house is currently dedicated to the parents but the two sections could be easily connected. There is a 13m<sup>2</sup> study where you can work from home in relaxing conditions. A 17m<sup>2</sup> walk-in wardrobe will store your clothes, shoes and accessories. The high ceiling and exotic wood staircase adds much character.

A few steps further on is the cosy master bedroom suite with private bathroom which has a central bath, walk-in shower, double sink made of acacia and oak flooring creating a space where you can spend time and relax...

Outside are two garages (20m<sup>2</sup> and 25m<sup>2</sup>), a henhouse and space for a vegetable garden. The numerous fruit trees will satisfy the sweet tooth (fig, cherry and hazel).

The pool area is quiet with a pretty view of the surrounding hills and countryside. The pool is around 7x3m with rounded

corners, chlorine treated with an integrated, discreet yet effective filter system.

The house has been renovated from the floor up with tasteful flooring, wall coverings and decor.

The roof is covered in tile. The rood framework is traditional. Windows are double glazed with roller shutters and insect netting. The insulation is new. Heating is provided by a gas condensation system supplied by a propane tank. There is also a wood burner in the living room. Hot water is provided by a thermodynamic system connected to five solar panels.

The diagnostic survey is completed and available on request. The property is serve by a 1500 litre septic tank system.

You will be less than 10 mins from commerce, under 20 mins from Tarbes and it's TGV station, 30 mins from Tarbes-Lourdes-Pyrenees airport, 50 mins from skiing, 50 mins from Pau and 2h from both Biarritz and Toulouse.

**ENERGIEVERBRAUCH : C (170)**

**TREIBHAUSGAS : C (25)**