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## Pebble stone house

165 000 € [Gebühren an den Verkäufer]



- Referenz : AF26273
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 158 m<sup>2</sup>
- Grundstücksfläche : 1 300 m<sup>2</sup>
- Grundsteuer : 1 240 €



Located 30 minutes north of Tarbes, this renovated pebble stone house has a living space of 158 m<sup>2</sup> and is composed of 4 big bedrooms, an equipped kitchen with a dining area, a living room, a shower-room and outbuildings on a quiet garden measuring 1300 m<sup>2</sup> (possible to purchase an adjoining 3500 m<sup>2</sup>).

You're going to love how close this property is to conveniences, the old style of the barn which is partly conserved and the big flat plot of land that is on at the beginning of a hiking trail.

On the ground floor is a spacious entrance hall that gives onto the toilet, a 6 m<sup>2</sup> dressing with cupboard space and a door that opens into the garage. To the right of the hall there is a dining area with an equipped kitchen (48 m<sup>2</sup> with exposed stones) and a wall built of stone. Next is the living room (21 m<sup>2</sup>, insulation, tiling, painting and electrical wiring to be finished).

Upstairs there is a 14 m<sup>2</sup> mezzanine that leads to four bedrooms (10 m<sup>2</sup>, 2 x 12 m<sup>2</sup>, 15 m<sup>2</sup>) and a 6 m<sup>2</sup> shower-room with a shower, toilet and double washbasin.

The adjoining part on the west side includes a plant room (19 m<sup>2</sup>) with the electrical board and electric hot-water heater, the garage (14 m<sup>2</sup>) and a small hen house.

The masonry of an extension (32 m<sup>2</sup>) is under way on the east side. Joinery with electric roller shutters are provided.

Heating is electric; connected to mains drainage. The doors and patio doors have aluminium frames. The windows have PVC frames and are double-glazed.

Some finishing touches will need to be carried out inside as well as outside.

Two clamps previously used for pumping water.

This lovely house is 30 minutes north of Tarbes (airport and high-speed train, TGV); near all conveniences, schools and businesses; 15 min from Marciac which has a famous Jazz Festival; on the border of the Gers and Aquitaine departments; 30 min from the motorway; 40 min from an international airport (Tarbes Ossun Lourdes); 1 hr from Pau, ski resorts and Spain; 1 hr 45 min from Biarritz.

**ENERGIEVERBRAUCH : D (188)**

**TREIBHAUSGAS : A (6)**