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## Villa View Pyrenees

252 000 € [Gebühren an den Verkäufer]

- Referenz : AF26284
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 5
- Wohnfläche : 175 m<sup>2</sup>
- Grundstücksfläche : 760 m<sup>2</sup>
- Grundsteuer : 1 086 €



Located 15 mins south of Tarbes is this 175m<sup>2</sup> villa for sale. Dating from 1970, it offers two sitting rooms, four bedrooms, a master suite, two garages, a pergola and two lean-to's with 760m<sup>2</sup> of enclosed land with trees and a view of the Pyrenees.

If you're seeking to live in a privileged setting which offers a unique view of the mountains then this home could be the answer to your dreams. From the garden to the upper floor, you will have a magnificent view which changes with the seasons.

The south-facing exposition, pergola and two terraces at different levels will allow you to enjoy spending time outside. You will adore the spacious rooms and various possibilities which the living spaces allow.

The visit begins with the 22m<sup>2</sup> living room and a corridor serving the 10m<sup>2</sup> kitchen. There are two bedrooms (12m<sup>2</sup> & 13m<sup>2</sup>), each with walk-in wardrobe and stratified flooring in warm colours. There is a 6m<sup>2</sup> washroom with toilet. There is direct access to the 20m<sup>2</sup> garage so you can access your vehicle from inside. Access to the 12m<sup>2</sup> pergola is via the corridor.

Stairs lead to the upper floor and the charming plaster castings. There is a spacious living room (35m<sup>2</sup>) separated into two sections. Generous windows allow lots of natural light and access to the covered balcony.

A corridor serves your future master bedroom suite which is divided into two sections : the first, 14m<sup>2</sup>, has a patio door, the second, 4m<sup>2</sup> (once a kitchen) could be transformed to a washroom to create the bedroom suite of your dreams.

A 15m<sup>2</sup> bedroom is equipped with numerous storage spaces and there is another bedroom of 11m<sup>2</sup>. The 4m<sup>2</sup> washroom and a toilet are also present on this floor. A secret door leads to a space where you could create extra storage space.

Outside are a range of pleasures for DIY enthusiasts and storage spaces. At the northern edge of the property is another garage, 19m<sup>2</sup>, which is attached to the house where there is a laundry space and tap.

The garden is entirely fenced and has trees, notably a magnificent cherry tree.

The roof is covered in tile. Windows are wooden framed with one pane of glass. Central heating is supplied by fuel. There is also a wood burner. Hot water is provided by a 200l storage tank (electricity). The property is served by an individual sewage system.

You will be 15 mins from Tarbes, 15 mins from Bagnères and 20 mins from Lourdes (TGV, motorway access), 15 mins from golf course, 1h from Spain, 40 mins from skiing, 40 mins from Pau, 1h40 from Toulouse, 1h45 from Biarritz and the ocean and 3h from the Mediterranean.

ENERGIEVERBRAUCH : E (289)

TREIBHAUSGAS : E (58)