



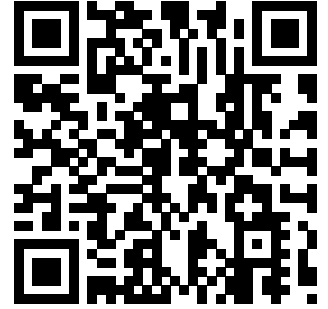
16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**

Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## Modern chalet, views of Pyrenees

**368 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF25982
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 141 m<sup>2</sup>
- Grundstücksfläche : 2 100 m<sup>2</sup>



Located a few minutes from the ski resort Peyragudes and Bagnère de Luchon, in a much sought-after area and with magnificent views of the Pyrenees, this modern chalet (141 m<sup>2</sup>) under construction will become your beautiful home or a wonderful gite. To finish laying out with a living room 4 bedrooms, 4 shower-rooms and a great terrace to create your cosy nest in the heart of the Pyrenees!

On the ground floor, you could enjoy 3 bedrooms (13.06 m<sup>2</sup>, 14.14 m<sup>2</sup> & 17.72 m<sup>2</sup>), each with a private shower-room. This level also has a separate toilet and a laundry room.

The first floor is intended for a bright and cosy wonderful living room (41.72 m<sup>2</sup>), a fourth bedroom (9.92 m<sup>2</sup>), a shower-room (5.66 m<sup>2</sup>), a pantry area and a separate toilet. There is also a mezzanine (6.2 m<sup>2</sup>) for a area to relax.

Outside, you'll enjoy a lovely garden with a beautiful aspect, wonderful views of the surrounding mountains.

This modern chalet needs to be finished. Let your imagination reign in front of the Pyrenees.

Construction is tradition.

Slate tiled roof.

Aluminium and double-glazed joinery.

Drainage is up to code.

Heating to be installed. Canadian well is planned and underfloor heating on the ground floor.

Located near Bagnères de Luchon; 20 min from Spain; 1 hr 30 min from Toulouse and the Atlantic Ocean; 2 hr 30 min from the Mediterranean Sea. This chalet has huge potential!

## Consommation énergétique :

*Logement économe*

**0-50 A**

**51-90 B**

**91-150 C**

**151-230 D**

**231-330 E**

**331-450 F**

**>450 G**

*Logement énergivore*

DPE :

Bien non soumis aux DPE.