



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)

## Superb Bungalow Views Pyrenees

249 000 € [Gebühren an den Verkäufer]



- Referenz : AF26103
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 3
- Wohnfläche : 110 m<sup>2</sup>
- Grundstücksfläche : 1 600 m<sup>2</sup>
- Grundsteuer : 980 €



Located 15 mins from Lannemezan and from the Castelnau-Magnoac, in an overlooking position, is this pretty bungalow for sale offering 110m<sup>2</sup> of living space and which doesn't lack selling points: a spacious living area with open kitchen, three bedrooms and a full 110m<sup>2</sup> basement as well as a garden with view of the Pyrenees.

Once the automated gate is open, a small path leads to the basement garage or to the path leading to the entrance to the house.

Thanks to the wall with glass partition, the small entrance hall with coat-hanging space will put you immediately in to the cosy atmosphere of this home and the 57m<sup>2</sup> living space. Enjoying lots of natural light, it has a fully equipped kitchen, an 11kw pellet burner and two big patio doors opening to the covered terrace, facing south towards the Pyrenees.

To the left of the entrance is an access to the basement and a corridor serves three bedrooms (two of 11m<sup>2</sup> and 13m<sup>2</sup>), a toilet and a washroom with spacious shower.

The house has a full basement thus 110m<sup>2</sup> and possesses two garage doors comfortably allowing four vehicles as well as a corner workshop and a 25m<sup>2</sup> laundry room.

The house was constructed in 2013 and benefits from 2012 regulations: insulated loft space and garage, double vitrage and septic tank system up to current regulations at time of publication

Heating is supplied by the pellet burner and there is a towel-dryer radiator in the washroom.

There is only one thing for you to do in the house: unpack and make yourself at home.

The land measures 1600m<sup>2</sup> and has a spacious parking area and needs little maintenance, you will enjoy the view while the automated grass cutter does the work.

You will be 15 mins from the motorway, 2h from the Atlantic coast and 3h30 from the Mediterranean. Less than one hour from skiing and hiking trails.

**ENERGIEVERBRAUCH : C (174)**

**TREIBHAUSGAS : A (5)**