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## Two-storey villa with garden

**264 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26541
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 4
- Wohnfläche : 155 m<sup>2</sup>
- Grundstücksfläche : 1 500 m<sup>2</sup>
- Grundsteuer : 1 311 €



In Miélan, renovated villa on two levels with 4 bedrooms, two bathrooms, a fitted kitchen opening onto a living room, a conservatory, on the ground floor a covered terrace with a summer kitchen, a garage, on a 1500m<sup>2</sup> garden planted with trees.

Access to the first level is via an outside staircase, which leads to a living room opening onto a 47m<sup>2</sup> fitted kitchen (with access to the terrace and veranda), a 3m<sup>2</sup> storeroom and a toilet with wash-hand basin. A corridor leads you to the first night area where you have an 11.60m<sup>2</sup> bedroom, a 5.30m<sup>2</sup> bathroom and a 9.90m<sup>2</sup> bedroom (excluding wardrobe).

A staircase leads from the living room to the ground floor. There is a 6.20m<sup>2</sup> utility room and a 29m<sup>2</sup> living room (a bay window opens into a covered terrace with summer kitchen and garden). There is also a 5.60m<sup>2</sup> shower room with Italian shower and wc, an 11.80m<sup>2</sup> bedroom and a 10m<sup>2</sup> bedroom.

The layout of this refurbished villa is ideal for a large family or a family with parents, and the house can easily be split into two flats.

The roof is tiled, and the construction is traditional. Heating and hot water are provided by a heat pump coupled with a thermodynamic water heater. The joinery is double-glazed in PVC, aluminium and wood. A vmc has been installed, and attic insulation is in glass wool. The drainage system is connected to the mains water supply.

It is close to all shops and amenities. It faces south/east and the 1500m<sup>2</sup> plot is planted with trees and fenced.

It is close to the college and schools, 15 minutes from a golf course, 15 minutes from Mirande, 20 minutes from Marciac (jazz), 35 minutes from Tarbes, the TGV train station, the airport and the motorway, 40 minutes from Auch, 1h40 from Toulouse airport, Spain and the ski slopes, 2h00 from the ocean, 3 h 30 from the Mediterranean.

**ENERGIEVERBRAUCH : C (168)**

**TREIBHAUSGAS : A (5)**