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## Townhouse Tarbes

**154 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26585
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 112 m<sup>2</sup>
- Grundstücksfläche : 200 m<sup>2</sup>
- Grundsteuer : 1 800 €



Located in Tarbes is this 112m<sup>2</sup> home for sale. With three floors, it offers modern comforts and practicality. Perfect for a family, it has a spacious living room enjoying natural light, an attached modern fitted kitchen, two bedrooms and a washroom on the upper floor and a master bedroom suite on the lower floor. There are 200m<sup>2</sup> of land.

On entering the house, there is a 37m<sup>2</sup> living room attached to the modern kitchen.

Upstairs, there is a 13m<sup>2</sup> bedroom and an 8m<sup>2</sup> office or smaller bedroom, both offering intimacy and comfort for each family member.

The lower floor has a third bedroom, 14m<sup>2</sup>, with private shower, perfect for your guests. There is a 14m<sup>2</sup> laundry room with washing machine and the heating system.

The 200m<sup>2</sup> garden has a storage shed and you will enjoy sunny afternoons outside.

Furthermore, the attached garage will secure your vehicle.

Construction is traditional and the tile roof dates from 2018. There is gas central heating also supplying hot water. The windows are PVC framed and double glazed. The property is connected to the sewage mains.

The house is situated in Tarbes, close to its TGV station and a golf course, 25 mins from Lourdes, 15 mins from Tarbes-Lourdes-Pyrenees airport, 30 mins from Pau, 1h30 from Spain, 1h from skiing, 1h30 from Toulouse, 1h30 from Biarritz and 3h30 from the Mediterranean.

**ENERGIEVERBRAUCH : C (136)**

**TREIBHAUSGAS : A (4)**