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## semi-detached house with garden

**149 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26643
- Zimmeranzahl : 3
- Schlafzimmeranzahl : 2
- Wohnfläche : 70 m<sup>2</sup>
- Grundstücksfläche : 250 m<sup>2</sup>
- Grundsteuer : 1 191 €



In Tarbes, in a quiet area, this house in need of some updating comprises a kitchen, two bedrooms, a bathroom, a basement and a garage, all set in a garden that can be decorated to your taste.

This semi-detached house, which is not lacking in style, offers you the opportunity to make it your own, with high ceilings, marble fireplaces and wooden floors in good condition. There's no wasted space.

On the ground floor, you enter into a hall that leads to a kitchen (10m<sup>2</sup>), a living room (16m<sup>2</sup>), you can open the dividing wall, a wc with wash-hand basin.

A wooden staircase takes you to the first floor, where you will find a bedroom (16m<sup>2</sup>), a bathroom and a further bedroom (10m<sup>2</sup>).

The basement is accessed via the entrance hall, where you will find a room (21m<sup>2</sup>).

A garage (14m<sup>2</sup>) is located at the bottom of the garden.

The roof is tiled and the construction is traditional. Heating and production are provided by a combined town gas boiler. There is glass wool insulation and single-glazed wooden joinery. The drainage system is connected to mains drainage.

It is close to all shops and amenities. It faces east/west on a 250 m<sup>2</sup> plot with trees and fencing.

It is located close to schools, secondary schools and green spaces, 5 minutes from the SNCF train station and

2 minutes from the golf course, 10 minutes from Tarbes-Lourdes-Pyrénées airport, 40 minutes from Pau and the airport, 1 hours from Spain, 1 hour from the ski slopes, 1 hours from Toulouse and the airport, 1 hours from Biarritz and 2 hours from the Mediterranean.

**ENERGIEVERBRAUCH : E (317)**

**TREIBHAUSGAS : F (69)**