



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)

## Triplex House Tarbes Centre

**226 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26675
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 3
- Wohnfläche : 135 m<sup>2</sup>
- Grundstücksfläche : 60 m<sup>2</sup>
- Grundsteuer : 2 506 €



Located in the very centre of Tarbes is this unusual triplex 130m<sup>2</sup> home for sale. It boasts a sun-bathed spacious living with open kitchen, a master bedroom, two other bedrooms with walk-in wardrobe, a bathroom and a toilet. The bonus is a ground floor shop space with independent access allowing a professional activity or simply to increase your living space.

The entrance hall serves the ground floor shop space and a wooden staircase leading to the private quarters on the first floor. On arrival you will discover the magnificent living room (... m<sup>2</sup>). Five big windows face east and allow the room to be bathed in natural light. The wooden flooring adds a cosy effect. The volumes conferred by the angled rooms adds a unique charm accentuated by the visible beams. A cubbyhole allows extra storage.

The open and fitted kitchen (...m<sup>2</sup>) has a singular style with its main talking point being its old visible chimney as well as its marble worktop and wooden facades.

Back to the living room and stairs lead to the second floor where two spacious bedrooms with volumes without equal (...m<sup>2</sup>) await. Both boast walk-in wardrobes, original wooden flooring and splendid visible beams. The bedrooms possess respectively two and three windows. The bathroom (.... m<sup>2</sup>) and toilet (.... m<sup>2</sup>) complete this level.

A new staircase with immense skylight leads to the third floor where the total (.... m<sup>2</sup>) is occupied by the master bedroom suite. It benefits from a mezzanine section, a corner bedroom with big walk-in wardrobe and three immense skylights providing brightness.

You will have understood that this house is a rare opportunity fashioned by its clever mix of usage of space and richness of materials used.

The bonus is the ground floor shop space which has two distinct entrances permitting a made to measure exploitation. It has a main room allowing perhaps a commercial activity. Attached is a room with a space with a sink and another space once serving as a waiting room. There is also a toilet where necessary plumbing is in place to create a laundry room. The total could allow you to operate a business, obtain rental revenue or simply to increase the general living surface of the property.

If you're seeking a city lifestyle along with some unusual charm then this property awaits.

The roof is covered in slate and was relaid in 2000. The windows are wooden framed double glazed in the main except the shop space which have one pane of glass. A gas powered system connected to the mains supplied heating and hot water. The shop space has electric powered radiators. There is air-conditioning present. There is a Hygro air extraction system. The property is connected to the sewage mains.

This house is close to schools and commerce 5 mins from the train station and a golf course. 10 mins from Tarbes-Lourdes-Pyrenees airport, 1h30 from Spain, 1h from skiing, 1h15 from Toulouse, 1h30 from Biarritz and 3h30 from the Mediterranean.

**ENERGIEVERBRAUCH : C (171)**

**TREIBHAUSGAS : C (26)**