



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)

## House 2 possible apartments

**177 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26699
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 3
- Wohnfläche : 120 m<sup>2</sup>
- Grundstücksfläche : 295 m<sup>2</sup>
- Grundsteuer : 587 €



Located in a village close to the Pyrenees, 45 mins from Toulouse, this house has two sections. The 120m<sup>2</sup> main section offers a spacious living area, open kitchen, three bedrooms and a covered terrace with view of the Pyrenees. A 80m<sup>2</sup> section has three rooms, once used as a small commerce and easily converted into an apartment. The 295m<sup>2</sup> of land is fenced and has a pool.

Inside the main house's entrance, the staircase to the right leads to a 50m<sup>2</sup> living room with open kitchen, dining area and sitting area with wood burner. The house has a cosy and welcoming atmosphere thanks to the gentle mix of visible beams and stonework. Big windows allow natural light and access to the 8m<sup>2</sup> covered terrace with view of the Pyrenees.

To the right, a corridor serves the toilet, a washroom with recently installed walk-in shower and a 21m<sup>2</sup> bedroom.

At the end of the corridor, a staircase leads up to a landing serving two bedrooms (14m<sup>2</sup> & 15m<sup>2</sup>) under the eaves with lots of wood effect for authentic charm.

Back to the ground floor entrance and to the left a door leads to the 80m<sup>2</sup> second section of the property with three rooms (13m<sup>2</sup>, 18m<sup>2</sup> & 43m<sup>2</sup>), a laundry and a toilet. A longtime shop, it could again this purpose or could be transformed to an independent apartment. It has access to the garden and 5x2m pool where the liner and pump were replaced in 2023.

The roof is covered in tile and in good condition. Windows are PVC double glazed. A pellet burner provides heating as well as a wood burner and radiators where water circulates. Recently, the current owners installed

6m<sup>2</sup> of solar panels to assure the hot water for general use and for the radiators. The property is connected to the sewage mains.

You will be 45 mins south of Toulouse, 2h10 from the Atlantic coast, 2h30 from the Mediterranean and less than one hour from Spain and from skiing. This home located between the mountains and countryside plains will appeal to families looking for tranquility and clean air.

**ENERGIEVERBRAUCH : E (273)**

**TREIBHAUSGAS : B (8)**