



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

Investment property

212 000 € [Gebühren an den Verkäufer]

- Referenz : AF26714
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 5
- Wohnfläche : 143 m²
- Grundstücksfläche : 101 m²
- Grundsteuer : 2 009 €



Located in the centre of Tarbes, this rental property offers 5 flats, a garage and an inner courtyard with storage space.

The building comprises, on the ground floor, a garage with an interior courtyard, a vacant one-bedroom apartment (33.45m² according to the Carrez law) consisting of a main room, a fully equipped and perfectly functional kitchen, and a bathroom with shower and toilet.

On the first floor, you will find a rented one-bedroom apartment (35.36m² loi-carrez) with the same layout as the one on the ground floor. On the same landing, there is a rented studio (13.07m² loi-carrez) and a rented one-bedroom apartment (21.67m² loi-carrez).

On the top floor, under the eaves, there is a rented one-bedroom apartment (18.59m² according to the Carrez law).

All apartments have a kitchenette with a hob.

The construction is traditional. The windows are double-glazed and single-glazed with wooden frames. The sanitation system is connected to mains drainage. The roof is tiled. Heating is provided by electric radiators. Each flat has its own electricity and water meters.

Energy Performance Diagnostics

The one-bedroom flat on the ground floor is classified as E (292) for energy consumption and B (9) for

greenhouse gases.

The one-bedroom apartment on the first floor is rated F (413) for energy consumption and C (13) for greenhouse gases.

The one-bedroom apartment on the first floor is rated F (390) for energy consumption and B (12) for greenhouse gases.

The studio with mezzanine on the first floor is classified as G (1076) for energy consumption and C (35) for greenhouse gas emissions.

The T1bis flat on the top floor is classified as G (1164) for energy consumption and D (39) for greenhouse gas emissions.

This building is located in the centre of Tarbes with all amenities, 5 minutes from the motorway, 10 minutes from the train station and airport, 1.5 hours from Spain, 1.5 hours from Biarritz, the ocean and Toulouse, and 3 hours from the Mediterranean.

ENERGIEVERBRAUCH : G (508)

TREIBHAUSGAS : C (16)