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## Three-Bedroom Apartment Central Tarbes

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

- Referenz : AF26742
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 3
- Wohnfläche : 112 m<sup>2</sup>
- Grundstücksfläche : 353 m<sup>2</sup>
- Grundsteuer : 1 144 €



Located in Tarbes is this superb three bedroom apartment offering 112m<sup>2</sup> of entirely renovated space, in immediate proximity to the mayor's office and pedestrianised streets. It also has a kitchen open to the living room, a washroom, toilet, laundry, a storage room and two larders.

Once inside the apartment and the entrance hallway, you will discover the spacious 29m<sup>2</sup> living room with open 14m<sup>2</sup> kitchen (to design to your taste). There is a space for several uses (sitting room/study) equipped with a skylight and access to 65m<sup>2</sup> of loft space. A passageway serves the three bedrooms (two of 10m<sup>2</sup> and 17m<sup>2</sup>) and a toilet. A corridor leads to the bathroom with both bath and walk-in shower and also an extractor fan.

Benefiting from its excellent location, it is also tranquil and without overlooking neighbours. It will also appeal due to its spacious volumes and natural light, in a small shared apartment building.

You will be able to enjoy a shared terrace and free on-street parking.

The apartment is lot number 112 and represents 155 parts of a total of 1000 parts representing the shared general areas. The storage cellar is lot number 100 and represents 35 parts. The building fees for general building maintenance and insurance is 110 euros per month (1320 euros per annum). The residents association has no ongoing litigation.

Heating and hot water are produced by a new mixed gas system (Leblanc). Windows are wooden framed, double glazed and equipped with tilt and turn windows with automated roller shutters. The property is connected to the sewage mains.

You will be in Tarbes city centre, 5 mins from its train station and 10 mins from Tarbes-Lourdes-Pyrenees airport, 1h from Spain and from skiing, 1h30 from the Atlantic coast and from Toulouse and 3h from the Mediterranean.

**ENERGIEVERBRAUCH : C (103)**

**TREIBHAUSGAS : C (18)**