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Two-Entrance Property Courtyard/Garage

52 000 € [Gebühren an den Verkäufer]

- Referenz : AF26772
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 4
- Wohnfläche : 160 m²
- Grundstücksfläche : 442 m²
- Grundsteuer : 334 €



Located a few steps from the centre of Trie-sur-Baise is this 160m² home with spacious volumes, two entrances opposite each other, an interior courtyard and outbuildings with access to two parallel streets.

The ground floor has a central hallway serving a 16m² dining room with a bread oven integrated in the fireplace, a 17m² room which could serve as a sitting room or garage, a 13.5m² kitchen facing the courtyard and a 14.5m² larder. There is a laundry, toilet, oil tank (storage for the heating system) and electric-powered hot water tank.

Upstairs, a landing serves two bedrooms, both south-facing, 17.5m² and 24m². Both have plentiful natural light and are without overlooking neighbours. A 7m² walk-in wardrobe connects these two rooms. Two further rooms, 13.6m² and 14.5m² are at the end of the corridor and are separated by a bathroom. The last bedroom enjoys access to a private terrace.

The house has a cement interior courtyard and a wrought iron gate. A 28m² covered terrace will provide shade. At the end of the grassed section is a vast workshop/garage, 54m², accessible from the street opposite and offers a second entrance to the property, perfect for parking your vehicles or for professional use.

The house has an old oil powered heating system and an electric hot water storage tank. Windows have one pane of glass. The tile roof will require a full check. The property is connected to the town sewage mains. The walls and roof are of traditional construction.

The house offers potential and could be transformed to several smaller apartments depending on your requirements. Its double access is a selling point.

You will be in proximity to commerce and services, primary and secondary schools, 25 mins from motorway, 35 mins from Tarbes for TGV and airport, 1h45 from Biarritz and from skiing.

ENERGIEVERBRAUCH : F (269)

TREIBHAUSGAS : F (78)