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## House + studio apartment on 7700 m<sup>2</sup>

**159 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26790
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 3
- Wohnfläche : 187 m<sup>2</sup>
- Grundstücksfläche : 7 758 m<sup>2</sup>
- Grundsteuer : 446 €



Located 10 minutes from Rabastens-de-Bigorre, this big country house has a living space of 187 m<sup>2</sup>, 3 bedrooms, a living room, a carport and a studio apartment, all on 7700 m<sup>2</sup> of land.

As soon as you enter, you're going to be charmed by the spacious 16 m<sup>2</sup> entrance hall. It gives onto a big and cosy 26 m<sup>2</sup> kitchen with exposed beams and a 20 m<sup>2</sup> pantry.

The living room is 15 m<sup>2</sup> and overlooks the land on the south side, ideal for enjoying lovely days. This floor also has a bathroom with a tub, a shower and two washbasins.

Upstairs, there are two bedrooms (13 m<sup>2</sup> & 19 m<sup>2</sup>), one with a 6 m<sup>2</sup> walk-in closet and the other with a small mezzanine and a jacuzzi for enjoyable and relaxing moments.

There is also a 5 m<sup>2</sup> shower-room with a toilet. In addition, this floor has a big 23 m<sup>2</sup> room that could easily be converted into a playroom, a fitness room or into a third bedroom.

The house also has a studio apartment with a 17 m<sup>2</sup> kitchen. Upstairs there is a 12 m<sup>2</sup> bedroom and a 5 m<sup>2</sup> shower-room. This space is ideal for guests or as a separate work area.

As for the outside, you'll enjoy the huge flat land, which is partly enclosed. It's ideal for moments with family or for gardening. There is also a 27 m<sup>2</sup> carport and a 25 m<sup>2</sup> storage space.

The comfort is not to be outdone. You'll enjoy the wood-burning heater, in addition to the electric heaters and oil-fired boiler.

The roof is tiled and in good condition.  
All the windows are double-glazed.  
Drainage is individual.

Located 10 minutes from Rabastens-de-Bigorre; 30 minutes from Tarbes; 1 hr 10 m from ski slopes; 1 hr 50 min from Toulouse. This house is the perfect solution for tranquility and accessibility.

**ENERGIEVERBRAUCH : E (264)**  
**TREIBHAUSGAS : D (35)**