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## Restored village houses

**307 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26801
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 7
- Wohnfläche : 260 m<sup>2</sup>
- Grundstücksfläche : 960 m<sup>2</sup>
- Grundsteuer : 1 168 €



10 minutes north of Vic en Bigorre, two fully restored village houses, one modern in style, the other charmingly old, ideal for two families or seasonal rental. The property is located in a quiet village.

You enter into a well-tended garden where you'll find a number of areas to relax and enjoy the peace and quiet without being overlooked.

The front door of the first house opens into a lounge (26m<sup>2</sup>) opening into the living room and fitted kitchen (24m<sup>2</sup>) with access to the covered terrace. A hallway leads to a wc and a utility room (26m<sup>2</sup>) as well as a lean-to that doubles as an open garage. The sleeping area is accessed via the lounge, where you will find a study, two bedrooms (9m<sup>2</sup>) (not including fitted wardrobes), a bedroom (12m<sup>2</sup>) and a shower room with walk-in shower and wc (7m<sup>2</sup>).

A lovely wooden staircase leads upstairs to a mezzanine (10m<sup>2</sup>), where you will find a bedroom (24m<sup>2</sup>) with access to an attic (23m<sup>2</sup>).

The second house, recently restored, has a fitted kitchen opening into the living room (21m<sup>2</sup>), a sitting room (18m<sup>2</sup>) with access to its wooden terrace. Still on the garden level, there is a storeroom, a wc and a shower room (6m<sup>2</sup>).

A wooden staircase leads you to the first floor where you will find a bathroom with wc (6m<sup>2</sup>), a bedroom (10m<sup>2</sup>), a bedroom (12m<sup>2</sup>) and a bedroom (18m<sup>2</sup>).

In the garden you will find a charming chalet with a shed, a barbecue area and a terrace.

The roof is tiled and the construction is traditional. The second house has electric heating and hot water. The first house is heated and heated by an oil-fired boiler. The joinery is double-glazed wood and PVC. The insulation is glass wool. Sewerage is provided by an all-water tank that complies with standards.

The property is in a quiet, charming village.

You are 10 minutes from Vic en Bigorre and Maubourguet, 25 minutes from Tarbes and the TGV train station, 30 minutes from the airport and the motorway, 45 minutes from Pau and the TGV train station, 2 hours from Toulouse and the airport, Spain, 1? hours from the Basque coast and 3? hours from the Mediterranean.

**ENERGIEVERBRAUCH : D (196)**

**TREIBHAUSGAS : D (24)**