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## Village house

**166 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26822
- Zimmeranzahl : 8
- Schlafzimmeranzahl : 4
- Wohnfläche : 165 m<sup>2</sup>
- Grundstücksfläche : 750 m<sup>2</sup>



Located 5 minutes from Bagnères-de-Bigorre, this terraced house has character and needs a complete renovation. It measures 165 m<sup>2</sup> and is composed of four bedrooms, a living room, a kitchen, a bathroom and a double garage with a loft that is suitable for conversion; lovely view of Pic du Midi from the yard.

Situated in a charming village, it faces due south and has beautiful views of the Pyrenees.

On the ground floor, to the left of the hall is a 13 m<sup>2</sup> bedroom with an adjoining washroom. To the right is a kitchen (8 m<sup>2</sup>), followed by a dining room (18 m<sup>2</sup>). This floor also has a bathroom and separate toilet. The garage is 47 m<sup>2</sup> and could be converted in order to have more living space.

A nice wooden staircase leads upstairs to three more bedrooms, one being the master (41 m<sup>2</sup>) with a walk-in closet and the possibility of adding a shower-room. This bedroom has a big walkway around the house with truly lovely views of the Pic du Midi and Bédât. A hallway leads to the other two bedrooms (11.4 m<sup>2</sup> & 14.7 m<sup>2</sup>), followed by a room (23 m<sup>2</sup>) to be converted to your liking.

The stairs continue to the attic: sloping ceilings, suitable for conversion and more than 65 m<sup>2</sup>.

Outside, you'll enjoy the garden in front of the house with magnificent views of the Pyrenees. This house offers multiple layout possibilities. Facing due south, it is near all businesses and conveniences.

Construction is traditional; natural slate tiled roof; connected to mains drainage; mains gas-fired boiler for heating; electric hot-water heater; single-glazed windows.

Located in a charming village 5 minutes from Bagnères-de-Bigorre; 10 min from a golf course; 25 min from

Tarbes; 30 min from a high-speed train (TGV) station and from ski resorts; 35 min from an airport (TLP); 1 hr 30 min from Spain; 1 hr 45 min from Toulouse; 2 hr from Biarritz; 3 hr from the Mediterranean Sea.

**ENERGIEVERBRAUCH : F (344)**

**TREIBHAUSGAS : F (74)**