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Wonderful family house

273 000 € [Gebühren an den Verkäufer]

- Referenz : AF26837
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 5
- Wohnfläche : 350 m²
- Grundstücksfläche : 2 900 m²
- Grundsteuer : 1 080 €



Located only 8 minutes from Rabastens-de-Bigorre, this charming house with character is composed of 2 separate dwellings spread over a living space of about 200 m², all on a magnificent quiet, tree-filled and fenced-in garden of 2900 m² near a stream.

First dwelling:

□ Spacious entrance giving onto a hallway leading to several rooms: a 29 m² living room with a fireplace, a second 13 m² living room also with a fireplace, a separate 19 m² kitchen; a hallway leading to a 6 m² shower-room with a toilet and two washbasins, a separate toilet, a pantry/laundry room with direct access to the 31 m² garage; a backdoor opening onto a former cowshed that is currently used for storage space, but also leads to a part of the ground floor of the separate apartment.

□ Upstairs: a former garret room (8 m²) converted into a study; 2 bedrooms under the rafters, each with a toilet and washbasin, a walk-in closet and exposed beams.

Second dwelling (separate apartment):

□ A 17 m² hall leading to a 16 m² garage and an 8 m² laundry room.

□ Upstairs (marble staircase): a living-cum-dining room with an open-plan kitchen (27 m²) and access to a nice terrace; a hallway leading to a 5 m² shower-room, a separate toilet and 3 bedrooms (9 m², 11 m² & 19 m²).

Outside:

□Fenced-in; planted with trees, including many fruit trees.

□3 garages, 1 big enough for a camper

□Above-ground swimming pool; pergola; greenhouses.

Tiled roof; traditional Gascony construction; electric heaters + wood-burning fireplaces; PVC frames and double glazing.

ENERGIEVERBRAUCH : C (288)

TREIBHAUSGAS : B (9)