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## House with huge potential and garden

**138 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26846
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 2
- Wohnfläche : 82 m<sup>2</sup>
- Grundstücksfläche : 350 m<sup>2</sup>
- Grundsteuer : 1 100 €



Located in Tarbes, in a nice neighbourhood and near all conveniences, this lovely 82 m<sup>2</sup> house with two levels to renovate sits on an enclosed garden of 350 m<sup>2</sup>. It is composed of a big living room, 2 bedrooms, 2 kitchens, a bathroom and a garage. The ground floor could be converted into a studio apartment or increase the size of the apartment. Investors could easily create two apartments.

After taking a few steps, you arrived in a nice and bright living room (17 m<sup>2</sup>).

Opposite is the first bedroom, a bathroom, a big walk-in closet and a second bedroom and a kitchen with direct access to the garden.

The first floor has floorboards.

A staircase leads to the ground floor.

The level has a second kitchen with access via an interior staircase and a separate entrance. It has good possibilities: create a studio apartment, extend the main apartment or divide the property into two apartments in order to have rental income. Ideal for investors!

On nice days, you enjoy your garden in the heart of a residential neighbourhood.

The roof is tiled.

Joinery is wooden and single-glazed.

Central heating provided by a gas-fired boiler; electric hot-water heater.

Connected to mains drainage.

After some work, you'll enjoy a lovely house that is 8 minutes from Place Marcadieu; a strategic location and huge potential.

Located in Tarbes, near all conveniences; 5 minutes from the motorway (exit n°13); 15 min from the airport Tarbes-Lourdes-Pyrenees; 25 min from Lourdes; 35 min from Pau; 1 hr from Spain and ski slopes; 1 h 30 min from Toulouse and the Atlantic Coast; 2 hr 15 min from Carcassonne; 3 hr from the Mediterranean Sea.

**ENERGIEVERBRAUCH : G (471)**

**TREIBHAUSGAS : F (93)**