



16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**  
Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## Architect-Designed Home, Pool, View

**335 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26885
- Zimmeranzahl : 10
- Schlafzimmeranzahl : 4
- Wohnfläche : 207 m<sup>2</sup>
- Grundstücksfläche : 5 100 m<sup>2</sup>
- Grundsteuer : 4 000 €



Located in Lannemezan is this 207m<sup>2</sup> home for sale. It has lots of character and includes a new kitchen, dining room, sitting room, cinema, two office spaces, two bedroom suites with private bathroom and walk-in wardrobe, two bedrooms, a washroom, toilet and a big basement. There is a double garage and a view of the Pyrenees from its 5000m<sup>2</sup> plot of fenced land with trees.

You will adore the layout of this home on entering it, bathed in natural light with its architecture open to the exterior and a Mediterranean air creating a cosy and welcoming dwelling.

The central hallway serves harmoniously the various rooms. To the left, after the toilet, is the spacious kitchen, renovated in a contemporary style. Fully equipped, it opens to the dining room and its terrace. This convivial space is ideal for entertaining. Continuing on, the 37m<sup>2</sup> sitting room has a fireplace and vaulted ceiling and benefits from the wide openings to the exterior, reinforcing the sensation of space and liberty. Two terraces invite you to relax: one is east facing and covered, ideal for cool mornings. The other is south facing with a nice view of the pool with the Pyrenees as backdrop. To the right is a cinema room, or study space, as you wish.

Opposite is a superb suite with gentle decor. Around 30m<sup>2</sup>, it is comprised of a toilet, walk-in wardrobe, bathroom with bath and shower and a south-east facing bedroom.

The staircase is a veritable indoor garden and integrates perfectly with the spirit of the house thanks to wide windows and natural light. The "L" shape of the house creates two distinct areas upstairs. South facing: a study, toilet and second suite with bathroom, walk-in wardrobe and bedroom. East facing: a mezzanine overlooking the sitting room has been transformed to study space with two bedrooms and a washroom.

The extra selling point of this house is the 73m<sup>2</sup> basement divided into four areas:

- laundry/utility room
- larder and wine cellar
- Exercise room
- Storage room

Outside, the land is fenced and has been carefully maintained giving the sensation of serenity. It has trees and a relaxation area with pool and spa as well as an orchard (peach, mirabelle, cherry, olive, citrus...), tennis court and space for other projects.

A double garage has automated doors and upper floor for storing garden tools. The entire property has been designed to provide a pleasant lifestyle.

You will be in a quiet environment in a high quality home. Its Mediterranean style promises splendid days in the south of France.

The roof is in good condition. Windows are recent with the majority equipped with sunshades. There is a mixed central heating system with gas connected to the mains also assuring hot water. There is a new wood burner. The property is connected together sewage mains.

You will be in the centre of Lannemezan, close to commerce and services, A64 motorway and train station, 30 mins from Tarbes, 40 mins from Lourdes and airport, 1h from Pau, from Spain and from skiing, 1h20 from Toulouse, 1h45 from Biarritz and the Atlantic coast and 2h45 from the Mediterranean.

**ENERGIEVERBRAUCH : E (272)**

**TREIBHAUSGAS : E (60)**