

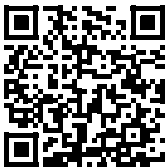


16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de
Kontakt auch per E-Mail unter contact@abafim.com

Life annuity sale, house in Tarbes

145 000 € [Gebühren an den Verkäufer]

- Referenz : AF26890
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 109 m²
- Grundstücksfläche : 480 m²
- Grundsteuer : 1 843 €



Located in Tarbes, this house (1978) for life annuity sale measures 109 m² and is composed of 4 bedrooms, a big living room, a kitchen, 2 shower-rooms, a terrace and a garage, with a fenced-in garden. Ideal life annuity sale in the heart of Tarbes.

Life annuity sale (man & woman, both 89 years old)

Occupied by the man.

Lump sum payment: 145,000 euros

As a reminder, during an occupied life annuity sale, you are not allowed to live in the residence. The seller occupies the house until moving into a retirement home or death.

You're going to love the construction features of this house; single-storey but with living space in the basement next to the garage.

Arriving in the hall, to the right is a big living room (28 m²) that faces south. It is very bright thanks to the patio door that gives onto a tiled terrace (11 m²). It also has a lovely fireplace that you'll enjoy during winter evenings.

The entrance hall also gives onto the kitchen (10.5 m² and fully equipped). The hallway leads to three of the bedrooms (9 m²; 2 x 10 m²), two with built-in cupboards. There is also a shower-room (6 m²) and a toilet with a washbasin.

The basement is reached from the hallway. The garage (32 m²) has an electric door.

The basement also has a living space with a bedroom (18 m²), a shower-room (3 m²) and a toilet. This level is finished off with a cellar (36 m²).

The tree-filled garden has a flowerbed and a second terrace (16 m²) on the east side. The garden is entirely fenced in and has a side gate and front gate to the basement.

The roof is tiled.

Joinery is PVC and double-glazed.

Roller shutters in the kitchen and the living areas.

Walls and roof are insulated.

Heating provided by electric storage / radiant heaters and convection heaters. There is also an open fireplace.

Electric hot-water heater (250L).

Single-flow mechanical ventilation system.

Connected to mains drainage.

This house is an opportunity to seize right away!

Located a few minutes from the centre of Tarbes; near all conveniences and businesses; 2 min from the high-speed train station (TGV); 5 min from the motorway and a golf course; 10 min from the airport (TLP); 1 hr from Spain and ski slopes; 1 hr 30 min from Biarritz, the Atlantic Ocean and Toulouse; 3 hr from the Mediterranean Sea.

ENERGIEVERBRAUCH : E (279)

TREIBHAUSGAS : B (9)