



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

Five-Bedroom Renovated Village Home

219 000 € [Gebühren an den Verkäufer]

- Referenz : AF26904
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 5
- Wohnfläche : 170 m²
- Grundstücksfläche : 90 m²
- Grundsteuer : 939 €



Located only 20 mins from Saint Giron in the heart of a charming village with commerce is this beautifully renovated 170m² home for sale offering a spacious living room with wood burner, open fitted kitchen, five bedrooms on two floors, three toilets, three washrooms and a 60m² garden at the edge of a river. A spacious garage competes the ensemble.

The entrance is sheltered under a porch, in a road with few passers-by. Passing the small entryway leading upstairs, you discover a 39m² cosy living room with visible stone walls and wood burner. Two openings lead to the kitchen, 19m², which has plentiful natural light and access to the garden and river.

Upstairs, after having climbed the lovely wooden staircase, you will find to your right two bedrooms in continuum, 13m² and 25m². The first could serve as an office or as a walk-in wardrobe. The landing serves a bathroom to modernise, a toilet and a third bedroom, 11m², with two opposing entrances.

The second floor has a 25m² attic bedroom with superb visible beams. A washroom and toilet are accessible from the landing as well as a 10m² bedroom.

The small garden courtyard is accessed from the kitchen. Located alongside the river, it is a veritable haven of tranquility and very pleasant with little maintenance. It leads to a 35m² garage with a 55m² mezzanine, perfect for creating a small living space. This area is also accessible from the entrance way to the house. It has an independent entrance thus is perfect for creating a small rental properly or guest apartment.

The ensemble has PVC double glazing. There is central heating via a heat pump system (electricity) with reversible air-conditioning. The property is connected to the sewage mains. The tile roof will need some

revision.

This property will appeal via its charm and habitable space where a large family could dwell, as well as its intimate garden with the sound of the river. One for your shortlist.

You will be near Saint Giron with all commerce and services, 15 mins from Salies-du-Salat, 1h from Toulouse and airport, 1h from skiing, 3h from the Mediterranean.

ENERGIEVERBRAUCH : C (127)

TREIBHAUSGAS : A (4)