

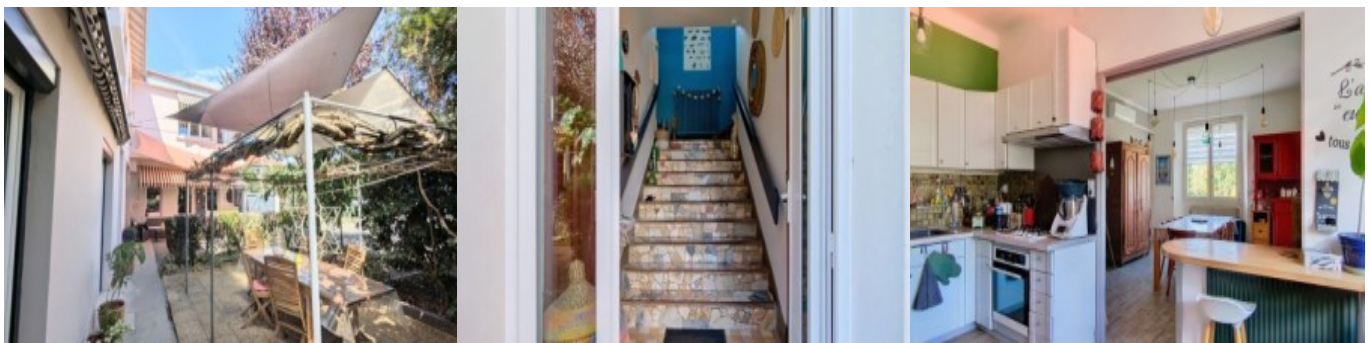


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## Cosy Home with Outbuildings

**220 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26916
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 130 m<sup>2</sup>
- Grundstücksfläche : 550 m<sup>2</sup>
- Grundsteuer : 1 728 €



Located in Tournay is this renovated architect designed home for sale offering 130m<sup>2</sup> including four bedrooms (three with private washroom), a study, living room opening to a conservatory, dining room, fitted kitchen, laundry, bathroom, three toilets, a garage, pergola, car shelter, garden shed and two terraces. The house has an intimate garden (550m<sup>2</sup>) with an above ground pool and a well. Close to all commerce and services.

You may enter the property via the automated gate or via the pedestrian side gate. A videophone allows secure access. You will be immediately drawn in to this grand L-shaped dwelling of undeniable charm. In comparison with a holiday home, the garden has two terraces with no overlooking neighbours and sunshades inviting you to relax.

The courtyard has a well and an above ground pool, ideal for a refreshing dip on a hot day, and a private parking area.

We enter via the main entrance of this surprising home: the authentic and unique forking mosaic marble staircase is a veritable element of the decor. It has an ensemble of marble steps dividing into two wooden staircases in opposite directions.

To the right of the entrance is the 35m<sup>2</sup> garage, ideal for a workshop, storage or independent studio! Attached to the garage is 18m<sup>2</sup> space used as utility room, laundry and summer kitchen.

Back to the entrance and to the left a corridor serves an 8m<sup>2</sup> study or small bedroom.

The second bedroom, 12m<sup>2</sup>, has an alcove, ideal for a sitting area. It could easily be transformed to a library or

child's games room.

The third bedroom, 13m<sup>2</sup>, has a patio door opening to a pretty grassed terrace and a private washroom (wash basin, shower, toilet) currently undergoing renovation.

And now we take the double staircase.

To the right are main rooms: the 20m<sup>2</sup> dining room with plentiful natural light, decorative marble fireplace and access to the kitchen and sitting room.

The 16.5m<sup>2</sup> sitting room has triple exposure and a fireplace with wood burner. The thoughtful decor adds a cosy ambience.

Attached to the sitting room is a charming conservatory with an open view of the countryside.

The kitchen is fitted and functional for a large family. It is open in part allowing communication whilst preparing meals.

In proximity, a corridor leads to a bathroom (double sink, bath with shower head, cupboard) and the master bedroom, 16.5m<sup>2</sup>, with walk-in wardrobe, lovely original flooring and a decorative marble fireplace.

A second door allows access to the left wing and staircase.

Continuing on is the 4th bedroom (13m<sup>2</sup>) with view of the garden. It has a toilet to facilitate family life.

There is a toilet with wash basin on this floor.

And now we will discover the garden:

This is divided into several spaces. It has been perfectly maintained. There are several flowering shrubs, climbing fruit plants (kiwi) and a wisteria which climbs the pergola and more.

The pergola is partly open and has a polycarbonate roof and a cement barbecue. It could easily become your summer kitchen or winter garden for those with green fingers.

Opposite the pergola is a 57m<sup>2</sup> car shelter (metal frame with steel roof). Just next is a 10m<sup>2</sup> garden shed for your tools.

Not too far away is the pool area equipped with a ladder and sand filter system. It will appeal on a hot summer's day. Private parking is available for all the family.

The roof and frame are traditional and covered in tile. The loft was insulated in 2021 and is accessible by a fold away ladder.

The renovations also included installation of a De Dietrich gas central heating system in 2021 and annually maintained. There is air-conditioning in the dining room. The fireplace has a wood burner and fire protection system.

There is a 300 litre hot water tank.

Windows are double glazed. The full diagnostic survey is available on request. The property is connected to the sewage mains.

This lovely home is 5 mins from motorway access, 15 mins from Bagnères-de-Bigorre, 20 mins from Tarbes, 40 mins from Lourdes, 25 mins from airport, 45 mins from Pau, golf course in proximity, 1h45 from Biarritz and 45 mins from skiing.

**ENERGIEVERBRAUCH : E (320)**

**TREIBHAUSGAS : D (37)**