



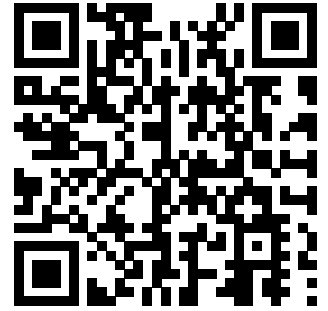
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House with possibility of two dwellings

150 000 € [Honorarios al vendedor]



- Referencia : AF25920
- Número de habitaciones : 6
- Número de habitaciones : 4
- Espacio habitable : 135 m²
- Superficie del terreno : 570 m²



Located 15 minutes from Arreau, this big 135 m² house with two separate dwellings, or a big family house, is composed of two living rooms, a kitchen, two shower-rooms, four bedrooms and a big garage on a nice 570 m² garden with a river running along the edge.

The house has a separate entrance on each side, making it possible to have two dwellings.

After entering one of the doors, you come into a 17 m² living room, followed by a 4.42 m² kitchen and then an 11.66 m² room that you can use as you please. This room leads to the second living room (29.9 m²), which has a big stone fireplace. The ground floor is finished off with a 5.82 m² shower-room with a walk-in shower.

Two staircases lead to the floor above which has four bedrooms (2 x 14.3 m²; 2 x 15.8 m²) and two spaces that could be converted into shower-rooms.

The house also has a big basement that gives onto the garden. The basement has a boiler room. There is also a 19 m² garage and a lean-to.

Sitting on a nice quiet garden of 570 m² and bordering a river, the pastoral setting will enchant you.

This house can allow you to create a second home, while providing a rental income on the other part since it can very easily be separated.

Construction is traditional. The roof is tiled and in good condition. Heating via a boiler connected to a tank. Some of the windows have double glazing. Drainage needs to be installed. This house needs some updating and renovation.

Located 15 minutes from Arreau, businesses and conveniences; 20 min from the motorway and a golf course; 50 min from Spain and ski slopes; 45 min from Tarbes and a high-speed train station (TGV); 55 min from Lourdes and an airport; 1 hr 15 min from Pau; 1 hr 30 min from Toulouse; 2 hr from Biarritz and the Atlantic Ocean; 2 hr 50 min from the Mediterranean Sea.

CONSUMO DE ENERGIA :

G (443)

EMISIONES DE GASES DE EFECTO INVERNADERO : **F (91)**