



16, Avenue de la Marne - 65000 TARBES  
Tel : 0033 (0) 562.345.454 .- Fax : 0033 (0) 562.346.660

**abafim.es**

Pongase en contacto con nosotros por correo electronico a:  
contact@abafim.com

## Big village house

95 000 € [ Honorarios al vendedor ]

- Referencia : AF25922
- Número de habitaciones : 6
- Número de habitaciones : 2
- Espacio habitable : 165 m<sup>2</sup>
- Superficie del terreno : 76 m<sup>2</sup>



Located in the heart of a lovely village, this big house has a living space of 130 m<sup>2</sup> spread over 3 levels. On the ground floor there is a kitchenette and a living room. On the second floor there are 2 bedrooms, a walk-in closet and two shower-rooms. Cellar and attic, but no garden. All businesses and conveniences are within walking distance.

On the ground floor of this house that has huge potential, there is an entrance hall (12 m<sup>2</sup>), a boiler room, a room that is currently used as a laundry and that has a baker's oven, another room (former living room) and an old wash room. A staircase goes to the cellar (beaten earth floor) which has the oil tank.

In the entrance hall, a lovely wooden staircase leads to the first floor, which is composed of a very bright dining room (16 m<sup>2</sup>) that gives onto the kitchenette (5 m<sup>2</sup>). There is also a big sitting room (29 m<sup>2</sup>).

The second floor is composed of two 18 m<sup>2</sup> bedrooms, a bathroom with a tub and shower and a second wash room (not used), as well as a walk-in closet.

On the third floor, there is an attic (more than 50 m<sup>2</sup>).

The joinery on the ground floor is single-glazed. The first and second floors have PVC and are double-glazed.

Oil-fired boiler heating. 150L electric hot-water heater.  
Roof in good condition.  
Connected to mains drainage.  
Electric wiring and updating needed.

All businesses and conveniences are within walking distance.

Located 10 minutes from Boulogne-sur-Gesse; 10 min from Masseube; 40 min from Auch; 45 min from Tarbes; 1 hr 30 min from Toulouse.

**CONSUMO DE ENERGIA :**

**F (271)**

**EMISIONES DE GASES DE EFECTO INVERNADERO :**

**F (84)**