



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 electrónico a:
contact@abafim.com

Beautiful renovated Gascon-style house, pool

333 000 € [Honorarios al vendedor]



- Referencia : AF25946
- Número de habitaciones : 8
- Número de habitaciones : 4
- Espacio habitable : 215 m²
- Superficie del terreno : 2 800 m²
- Impuesto sobre bienes inmuebles : 1 417 €



Located 2 minutes from the centre of Trie-sur-Baïse and its businesses, this charming 215 m² farmhouse was recently renovated and offers a remarkable level of comfort, on a lovely 2800 m² garden with trees, a pool, vegetable garden and a barn.

A true little jewel in a lush setting, this property was entirely and perfectly done over less than two years ago, allowing the installation of several new features (kitchen, toilets, electrical wiring and heating system).

A nice automatic front gate opens onto a gravelled courtyard with a tree planted in the circular grass area in the centre.

In the entrance hall, to the right of the staircase, you enter the master bedroom which is composed of a private 24 m² sitting room, a 17 m² bedroom with a patio door to the terrace and pool, an 8 m² walk-in closet and a shower-room with a walk-in shower and two glass washbasins in an original position opposite each other.

To the left of the entrance hall is a cosy 14 m² space, soberly and warmly decorated, inviting you to relax on big sofas in front of the TV or reading.

A little further, you enter the nerve centre of the house: a living room measuring about 40 m² that has a toilet and laundry room (14 m²). The kitchen (19 m²; SoCoo'c) is equipped with electric hobs, a designer extractor hood, a built-in dishwasher, two sinks and lots of cupboards, all giving onto the dining area that gives onto an adorable small covered terrace.

The refrigerators, freezers, oven, washing machine and dryer are in the adjoining laundry room, which also has a patio door opening onto the garden.

Upstairs, there are two big bedrooms (11 m² & 21 m²), as well as a third (25 m²) that has a shower-room and toilet. The attic has a floor surface of 60 m² (30 m² loi Carrez) and could be used for storage or converted into additional bathrooms, bedrooms, a garret, etc.

On the ground floor, most of the windows are double-glazed. Central heating throughout the house provided by a brand-new air/water heat pump. There is also a pellet-burning heater in the kitchen. Water can be heated by either the heat pump or by an electric hot-water heater. Drainage is connected to a recent septic tank.

The 35 m² barn could be used as a garage, a workshop or be converted into a gite or a second dwelling because it also has a 60 m² loft with a high ceiling.

Finally, the perfectly sized garden (2800 m²) will provide numerous opportunities to enjoy all seasons without having to spend too much time to upkeep. It does have many different types of trees, fruit trees and plants, as well as a vegetable

garden. The swimming pool (10m x 5m) has a new liner, the pool house has a summer kitchen, there is a garden shed and different terrace areas to use when you want to be in the sun or in the shade. Entirely enclosed in by stone walls or wire fencing.

This charming property faces east and is quietly located 30 minutes from Tarbes, Lannemezan, the motorway and a train station; 1 hr 30 min from Toulouse, its airport and from ski slopes; 2 hr from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

CONSUMO DE ENERGIA :

B (82)

EMISIONES DE GASES DE EFECTO INVERNADERO : A (2)