



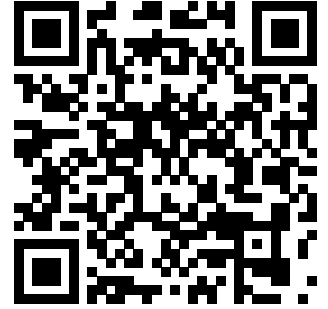
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## Family Home / Investment Opportunity

133 000 € [ Honorarios al vendedor ]



- Referencia : AF26247
- Número de habitaciones : 5
- Número de habitaciones : 3
- Espacio habitable : 107 m<sup>2</sup>
- Superficie del terreno : 140 m<sup>2</sup>



Located in Semeac, close to the city of Tarbes, is this 107m<sup>2</sup>, three bedroom home for sale. Also offering a spacious sitting room, kitchen, two washrooms, an attached space allowing creation of another bedroom or study, a terrace and a patio with a fenced garden. Possibility to create two dwellings to maximise rental opportunity.

You will adore this two storey home which dates from the 1950's and has plenty of character with a modern touch via its extension. The edifice has visible beams, lots of volumes, mansardes, a balcony and a stoop offering a pleasant air. The bonus is a south-facing bedroom enjoying a view of the Pyrenees.

The house has an ideal layout for creation of two independent apartments should you wish to invest in a rental project. The terrace facing the road could be divided to create two entrances. The ground floor is to create entirely while the first floor apartment already has an independent entrance.

The entrance opens to the hallway serving, to the right, the 14m<sup>2</sup> kitchen which links the 19m<sup>2</sup> extension used as a sitting room. This last benefits from lots of natural light via its south-facing window. Its beams and rafters add a cosy atmosphere. The bonus is the access to the 16m<sup>2</sup> patio, ideal for enjoying meals outside.

Back to the hallway and to the left is the 6m<sup>2</sup> washroom, a 4m<sup>2</sup> laundry which houses the heating boiler and a toilet.

A wooden staircase leads up to a 14m<sup>2</sup> bedroom with its marble ceremonial fireplace and wooden flooring. The second bedroom is 11m<sup>2</sup> and also has a decorative fireplace, same wooden flooring and partial view of the mountains. A 3m<sup>2</sup> washroom with toilet completes this floor.

The upper floor has a 12m<sup>2</sup> attic bedroom with visible beams with integrated spotlights, a wall with wooden cladding and a balcony. An opening leads to an 8m<sup>2</sup> space where you could add a bathroom or dressing room to create a master suite.

The 22m<sup>2</sup> paved entrance to the property is east-facing and will allow you to park your vehicle. Access to the house is via a sliding gate.

The roof is covered in tile. Windows are double glazed with both wooden and metal frames. The two entrance doors have one lane of glass. Heating and hot water are provided by a Saunier Duval gas boiler. The property is connected together sewage mains. The outside walls are insulated.

This home is in the centre of Semeac, close to its woods where you may enjoy walking and the Padouens leisure centre.

This home is one for your shortlist!

You will be close to commerce and services, 5 mins from A64 motorway, 20 mins from airport, 25 mins from Lourdes, 35 mins from Pau, 1h from Spain and from skiing, 1h15 from Toulouse and from the Atlantic coast.

**CONSUMO DE ENERGIA :**

**D (207)**

**EMISIONES DE GASES DE EFECTO INVERNADERO :**

**D (45)**