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## Family Villa with stream

274 000 € [ Honorarios al vendedor ]



- Referencia : AF26292
- Número de habitaciones : 8
- Número de habitaciones : 5
- Espacio habitable : 230 m<sup>2</sup>
- Superficie del terreno : 3 800 m<sup>2</sup>



Located 10 minutes south of Tarbes and the motorway, close to all amenities and a village, this beautiful and charming villa has a 230 m<sup>2</sup> living space, 5 bedrooms and a 3 800 m<sup>2</sup> garden with lots of trees and a stream running alongside it.

The house faces south and is built on 3 levels of concrete slabs. The front door opens onto a large and bright L shaped living-cum-dining room (15 m<sup>2</sup> + 32 m<sup>2</sup> = 47 m<sup>2</sup>) which has an attractive fireplace that has an enclosed roomheater. Next to this room is a 25 m<sup>2</sup> kitchen with a dinette. On the ground floor you also have: 2 beautiful bedrooms (one is 20 m<sup>2</sup> with bathroom / dressing room and the other is 16 m<sup>2</sup>), a dressing / linen room, a water-closet and a bathroom.

The staircase takes you to the first floor which has an 18 m<sup>2</sup> landing. Here you'll find 3 wonderful bedrooms (13 m<sup>2</sup> with an east facing balcony, 18 m<sup>2</sup> and 22 m<sup>2</sup> with a balcony facing west) as well as a bathroom and water-closet.

The basement has a total surface area of 170 m<sup>2</sup> (62 + 42 + 33 + 33) which can be used for just about anything!

Thanks to a lovely 3 800 m<sup>2</sup> plot of land planted with different types of trees, the garden allows the opportunity to enjoy a stream that borders it. The house is also bordered by a road.

The house was built in 1983 and in the traditional manner. It has a very good insulation performance: a picon tiled roof, double stub walls (parpend + bricks), oil central heating with an enclosed roomheater in the fireplace and wooden framed windows. The sanitation is connected to a septic tank.

Located 10 minutes south of Tarbes and all amenities; 10 minutes from the motorway; 20 kms from Lourdes; 45 minutes from Pau and its international airport (Ryanair); 1 hour from Spain and the ski slopes; 1 ¼ hours from Toulouse, Biarritz and the Atlantic Ocean; 2 ½ hours from Carcassonne, 3 hours from the Mediterranean Sea. This villa has a lot of character and will surprise you.

**CONSUMO DE ENERGIA :**

**D (236)**

**EMISIONES DE GASES DE EFECTO INVERNADERO :**

**D (45)**