



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

## Villa with basement

**173 000 €** [ Honorarios al vendedor ]

- Referencia : AF26622
- Número de habitaciones : 5
- Número de habitaciones : 3
- Espacio habitable : 110 m<sup>2</sup>
- Superficie del terreno : 800 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 1 653 €



In Marciac, in a quiet neighborhood, this traditionally-built villa with basement features a fully-equipped kitchen, living/dining room, bathroom, shower room, three bedrooms, workshop, laundry room, garage and two terraces, on 830m<sup>2</sup> of wooded grounds.

The entrance hall leads to the right to a 11.85m<sup>2</sup> fitted kitchen, a 30m<sup>2</sup> living/dining room with a fireplace, two terraces, a toilet with washbasin, a storeroom, a 4.70m<sup>2</sup> bathroom, a 10.95m<sup>2</sup> bedroom and an 11.50m<sup>2</sup> bedroom with a door opening into one of the covered terraces and the garden (not overlooked). This traditionally-built villa features numerous built-in cupboards.

From the entrance, a staircase leads down to the basement, where you'll find a 11.50m<sup>2</sup> bedroom, a 11.90m<sup>2</sup> laundry room, a shower room with shower and toilet, a workshop with boiler room, and a garage.

The roof is tiled, and the construction is traditional. Heating and hot water are provided by a mixed oil-fired boiler, a fireplace and two reversible air conditioners. The woodwork is double-glazed, and the attic is insulated with glass wool. Mains drainage is compliant.

Close to shops and amenities. It is south-east facing, with a view of the Marciac bell tower and the countryside from its 830m<sup>2</sup> wooded and fenced plot.

You'll be in Marciac and its jazz festival, close to the college and schools, 15 minutes from a golf course, 40 minutes from Tarbes, the TGV train station, the airport, the freeway, 1h from Pau, the golf course, the airport, 1h40 from Toulouse airport, Spain and the ski slopes,

the ocean, 3 h 30 from the Mediterranean.

Price including fees: 177,000€ - Fees payable by the purchaser-Price excluding fees: 160,000€.

**CONSUMO DE ENERGIA :  
EMISIONES DE GASES DE EFECTO  
INVERNADERO :**

**F (339)**

**F (97)**