



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

Pretty Renovated Farmhouse

285 000 € [Honorarios al vendedor]

- Referencia : AF26751
- Número de habitaciones : 5
- Número de habitaciones : 3
- Espacio habitable : 160 m²
- Superficie del terreno : 1 700 m²
- Impuesto sobre bienes inmuebles : 603 €



Located 15 mins east of Tarbes is this 160m² renovated farm property with a pretty, 1700m² plot of land with trees. Perfect for a family seeking an authentic and tranquil property.

You will immediately fall under the spell of this property where you can relax under the shade of the trees and enjoy the tranquility.

Inside, there is an 18m² hallway serving the ground floor of this pretty, renovated farmhouse. There is a 35m² fitted kitchen and dining room with reconstituted stone flooring, a perfect space for entertaining. A passageway separates the 22m² living room, perfect for relaxing in the evening. A 1.5m² toilet completes this floor.

A wooden staircase leads up to a 6.5m² landing serving three bedrooms (17m², 19m² & 20m²) as well as a 14m² walk-in wardrobe.

A 6.5m² washroom with toilet completes this floor.

A door from the walk-in wardrobe serves a vast loft space, 95m², with superb framework, where you can develop the potentiel of this house. Ideal for creation of games room, bedrooms...

Back to the garden and a 21m² covered terrace can be enjoyed in all seasons. It has an attached 9m² storage and utility room. A second terrace, 22m², is next to this and leads to the old livestock barn, 50m², currently used as garage and workshop.

The property has a well for watering the garden and supplying a swimming pool...there are solar panels present providing hot water and lowering your energy bill.

The roof are covered in tile. The framework is traditional. Windows are in the majority, wooden framed with one pane. Heating is supplied by a reversible heat pump, hot water via a thermodynamic storage tank and solar panels. The property has an individual sewage system.

You will be 10 mins from Tournay, 15 mins east of Tarbes, 20 mins from TGV station, 10 mins from A64 motorway access, 15 mins from golf course, 40 mins from Lourdes, 40 mins from skiing, 55 mins from Pau, 1h40 from Toulouse, 1h45 from Biarritz, 3h from the Mediterranean.

CONSUMO DE ENERGIA :	C (121)
EMISIONES DE GASES DE EFECTO	
INVERNADERO :	B (7)