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House with Pool in Cazères

319 000 € [Honorarios al vendedor]

- Referencia : AF26889
- Número de habitaciones : 5
- Número de habitaciones : 3
- Espacio habitable : 135 m²
- Superficie del terreno : 200 m²
- Impuesto sobre bienes inmuebles : 1 234 €



In the heart of Cazères, in a peaceful neighborhood with shops within walking distance, this tastefully renovated 135 m² house features a spacious living room with fireplace, an open-plan fitted kitchen, 2 toilets, 3 bedrooms upstairs, a bathroom, and a private enclosed 92 m² garden with swimming pool and wooden terrace.

This T4 family home has been fully redesigned and modernized, while preserving the charm of the original. No renovation work is required: it offers immediate comfort, quality finishes, and outstanding energy performance.

From the entrance, you'll be captivated by its warm and cozy atmosphere.

The living area (60 m²), bright and spacious thanks to two large bay windows and two skylights, opens generously to include a welcoming lounge, a home office corner, a convivial dining room, and a contemporary fitted kitchen (13 m²). Solid oak flooring, exposed beams, and stone walls add an elegant and authentic touch throughout.

This superb living space opens directly onto the intimate garden, fully private with no overlooking neighbors, featuring a wooden terrace and an elevated swimming pool. Designed and landscaped with taste, it is a true haven of relaxation where you can fully enjoy sunny days in complete tranquility.

Upstairs, the night area offers three comfortable bedrooms (10, 13, and 14 m²), a spacious bathroom (9 m²), and separate toilet facilities.

This property represents a wonderful opportunity for those seeking both serenity, authenticity, and modern comfort—a city lifestyle close to shops, yet in a calm and quiet neighborhood with easy access to the

mountains.

Equipment: the traditional construction includes wooden double-glazed joinery for the small openings, and aluminum for the French windows, roof windows (Velux), and the front door, canal tile roof, reversible air conditioning, and an open fireplace, ensuring year-round comfort and conviviality. The house is connected to mains drainage, and hot water is supplied by an electric water heater.

Located just 5 minutes from the A64 motorway, 45 minutes from Toulouse and its international airport, and 1 hour 20 minutes from the ski slopes.

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

B (107)

A (3)