



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 Home

**188 000 €** [ Honorarios al vendedor ]

- Referencia : AF26914
- Número de habitaciones : 4
- Número de habitaciones : 3
- Espacio habitable : 150 m<sup>2</sup>
- Superficie del terreno : 1 000 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 342 €



Located 10 mins from Saint-Gaudens in the heart of the village of Labarthe-Rivière is this charming 150m<sup>2</sup>, renovated home. It proposes a kitchen open to the spacious living area, three bedrooms, a bathroom, terrace, big garage and outbuildings on a fenced 1000m<sup>2</sup> plot.

After passing the automated gate, you will find the 60m<sup>2</sup> garage on your left and an 80m<sup>2</sup> two-level outbuilding which has partly conserved its half-timbered walls. At the end of the garden are covered terraces and to your right is the two-level home with its 35m<sup>2</sup> south-east facing terrace.

The entrance to the house opens to the 36m<sup>2</sup> living room with lots of natural light and a corner sitting area with fireplace where a wood burner dwells as well as a dining area. Continuing on to your right is the open kitchen with central cooking area. To the rear of this floor is a toilet, a bathroom with raised spa bath and walk-in shower and a 13m<sup>2</sup> bedroom.

Back to the main living room and to the right stairs lead up to a 23m<sup>2</sup> landing, partly used as office space and which could be converted to create a 4th bedroom, serving two attic bedrooms (21m<sup>2</sup> & 30m<sup>2</sup>), each with walk-in wardrobe.

Construction is traditional. The tile roof was relaid in 2020. The windows are PVC double glazed. Heating and hot water by gas system as well as the wood burner. The house is connected to fibre optic cable.

The village has several commerces and services (primary school, chemist, restaurant...), 1h from Toulouse, 2h from the Atlantic coast, 2h30 from the Mediterranean and less than one hour from skiing and from Spain, this home between the mountains and plains will appeal to those seeking space, tranquility and clean air.

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

**C (97)**

**C (18)**