



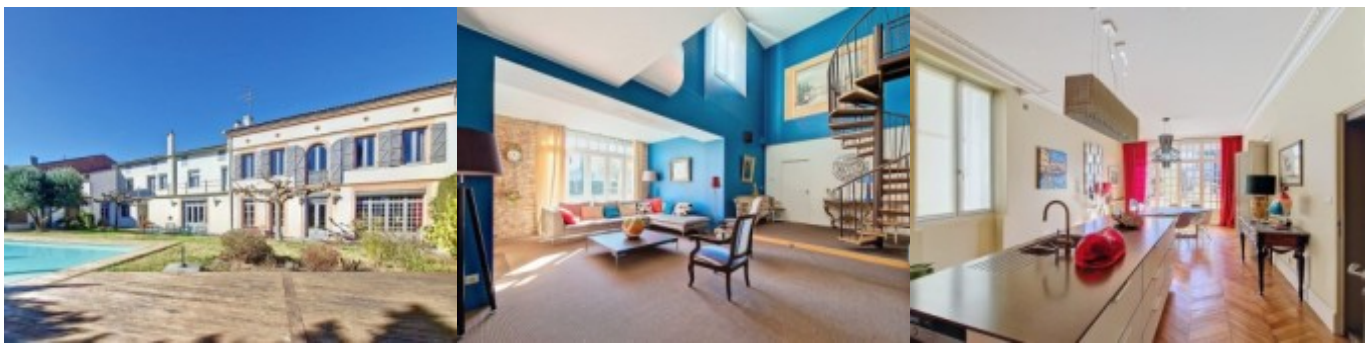
16, Avenue de la Marne - 65000 TARBES  
Tel : 0033 (0) 562.345.454 .- Fax : 0033 (0) 562.346.660  
**abafim.es**

Pongase en contacto con nosotros por correo electronico a:  
contact@abafim.com

## Magnificent Seven-Bedroom Home Fronton

**890 000 €** [ Honorarios al vendedor ]

- Referencia : CI01015
- Número de habitaciones : 12
- Número de habitaciones : 7
- Espacio habitable : 460 m<sup>2</sup>
- Superficie del terreno : 1 035 m<sup>2</sup>
- Impuesto sobre bienes inmuebles : 3 421 €



Located in the heart of Fronton is this exceptional seven bedroom 19th manor house property for sale. Fully renovated and with a pool it also offers: a kitchen, dining room, two sitting rooms (one with fireplace), two washrooms, bathroom, toilets, two studies (one of which with waiting room as for a medical professional, for example), a one-bedroom apartment, laundry, big terrace, double garage and a 1000m<sup>2</sup> fenced garden with trees.

You will adore this mix of old charm and contemporary flavour, judiciously integrated into this Toulouse style home, designed by an architect and exposed east-west guaranteeing sunlight all day long.

The ground floor has a 15m<sup>2</sup> corridor serving a 17m<sup>2</sup> fitted kitchen with central workspace and lots of storage. Continuing on is a 17m<sup>2</sup> dining room with access to the outside terrace. A 19m<sup>2</sup> office is attached to the kitchen, as well as a 45m<sup>2</sup> sitting room. There are two offices. The first, 19m<sup>2</sup>, has a 14m<sup>2</sup> waiting room with disabled access. Ideal for a medical profession. There is a 15m<sup>2</sup> bedroom, 8m<sup>2</sup> utility room, 10m<sup>2</sup> laundry and various storage spaces. The pool house is attached the main house.

The first floor has a one bedroom apartment, four bedrooms (11m<sup>2</sup>, 19m<sup>2</sup>, two of 20m<sup>2</sup>) and one of which with walk-in wardrobe, two bathrooms, two washrooms and a spacious outside terrace, 51m<sup>2</sup>. The second floor has a loft for storage or creating further living space. The 38m<sup>2</sup> garage may be accessed from the interior of the house.

You will take great pleasure from the 800m<sup>2</sup> garden which has trees, a pool, terrace and barbecue.

The roof is covered in tile. Construction is traditional. Heating is supplied by oil as well as an electric powered

heat air/water pump system. An electric powered hot water storage tank is present. Certain rooms have air conditioning. The windows are wooden framed with one pane of glass. The property is connected to the sewage mains.

All commerce and services are in immediate proximity: restaurants, Crèche, schools, medical facilities. Primary and secondary schools a short walk away, by bus or car.

You and your family will enjoy this veritable manor house in the heart of the city, providing an exceptional quality of life. Just 30 mins from Toulouse and its airport, 1h50 from the Mediterranean and from skiing, 2h from Spain.

**CONSUMO DE ENERGIA :**

**D (243)**

**EMISIONES DE GASES DE EFECTO**

**D (40)**

**INVERNADERO :**