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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



# €350,000

inc. of agency fees

4 Beds      134 sqm      0.13 ha

Located only 5 minutes south of Tarbes, this house was built in 1992, measures 134 m<sup>2</sup> and has 4 bedrooms. Situated in a peaceful...

### At a Glance

<b>Reference</b>	MFH-ADF1626429	<b>Near to</b>	Tarbes	<b>Price</b>	€350,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	134 sqm
<b>Land</b>	0.13 ha			<b>Land Tax</b>	N/A

### Property Description

Located only 5 minutes south of Tarbes, this house was built in 1992, measures 134 m<sup>2</sup> and has 4 bedrooms. Situated in a peaceful setting on 1200 m<sup>2</sup> of land that is not overlooked at the gates of Tarbes.

The house is entered from the terrace that faces due south. The entrance hall gives onto a living room (31 m<sup>2</sup>) with a wood-burning heater. The open-planned and full-fitted kitchen (12 m<sup>2</sup>) is next to the living room.

Still on the ground floor, there is a bright and spacious bedroom (13.5 m<sup>2</sup>), a study (8.4 m<sup>2</sup>), a bathroom (7 m<sup>2</sup>) with a tub and spacious shower and a separate toilet.

Upstairs, there is a mezzanine (15 m<sup>2</sup>), 2 bedrooms (14 m<sup>2</sup>), a shower-room (6 m<sup>2</sup>), a separate toilet and a laundry room that could be converted into a study or a music room. All with a balcony facing due south. This floor could be let out as an Airbnb since it has direct access from the entrance hall.

The big basement (124 m<sup>2</sup>) can hold your cars, be storage space and workshops.

The property also has 2 carports to protect your vehicles from bad weather.

Heating is provided by an air/water heat pump. Electric hot-water heater.

Connected to mains drainage.

Joinery is PVC and double-glazed.

The garden measures about 1200 m<sup>2</sup>. It is entirely fenced-in and has lots of green space, perfect for enjoying activities outside, for gardening or simply for relaxing.

The sunny terrace is ideal for meals outside, barbecues or simply for resting in the sun.

The swimming pool (5m x 3m; 1.5m deep) is installed on a sunny terrace and is enclosed for the safety of your children and pets.

The garden is lush with plants and trees, which make this property even more charming. There is a well for watering.

This family home with a pool and big garden is ready for you. Situated in a peaceful and lush setting only 5 minutes from Tarbes!

Located 5 minutes south of Tarbes, from its high-speed train station (TGV), from a golf course and from the motorway; 30 min from Lourdes; 15 min from an airport; 30 min from Pau; 1 hr 15 min from Spain; 1 hr 10 min from ski slopes; 1 hr 30 min from Toulouse and Biarritz; 3 hr from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	4
Price	€350,000

## Key Information

Internal Area:	134 sqm
Land Area:	0.13 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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