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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



# €197,000

inc. of agency fees

3 Beds      170 sqm      0.02 ha

Located in Tarbes is this two home ensemble for sale. The attached houses (170m<sup>2</sup> & 100m<sup>2</sup>) are on a 200m<sup>2</sup> plot and one home is to renovate...

### At a Glance

<b>Reference</b>	MFH-ADF1626482	<b>Near to</b>	Tarbes	<b>Price</b>	€197,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Tarbes is this two home ensemble for sale. The attached houses (170m<sup>2</sup> & 100m<sup>2</sup>) are on a 200m<sup>2</sup> plot and one home is to renovate entirely. The habitable home is original in style and has three bedrooms, a living/dining room and a washroom. A pleasant garden augments this ensemble.

The main house is spacious with abundant natural light invading the rooms. Measuring a total of 170m<sup>2</sup>, there is a 29m<sup>2</sup> living and dining room with fireplace and a 19m<sup>2</sup> kitchen. A door leads to the outside space to the

rear of the house with two maisonettes to renovate.

Back inside and a staircase leads up to a landing and a comfortable 12m<sup>2</sup> bedroom, a living room and a terrace. There is also a toilet. A second staircase leads to the vast upper floor with 85m<sup>2</sup> of space including a bedroom, bathroom, toilet, walk-in wardrobe and a second terrace.

The second house is adjacent to the first and requires a full renovation. With 100m<sup>2</sup> of space, it offers an interesting potential thanks to its structure and generous volumes. Currently spread over two floors, the rooms could be redistributed to optimise the space available. Wiring and plumbing should be renewed as well as work on the roof.

This property represents an excellent opportunity for an investor or those wishing to embark on a renovation project reflecting their imagination whilst living comfortably close by. Ideal for a large family and those with the creative vision to carry out a project where old charm can be married to modern touches.

You will be in the heart of Tarbes city centre, close to school and services, 3 mins from Place Verdun, 5 mins from the Brauhauban market square, 15 mins from Tarbes-Lourdes-Pyrenees airport, 1h from Spain and from skiing, 1h30 from the Atlantic coast and from Toulouse and 3h from the Mediterranean.

## Summary

Property type:	House
Bedrooms:	3
Price	€197,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.02 ha

## Location: Occitanie



# Gallery







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**C. BAUER – Sunday Times**

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