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House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



€604,000

inc. of agency fees

10 Beds 380 sqm 0.24 ha

Located 2 minutes south of Tarbes, this investment property consists of 5 individual dwellings and a garden of 2350 m². Ideal for...

At a Glance

Reference MFH-ADF1626105

Bed 10

Land 0.24 ha

Near to Tarbes

Pool No

Price €604,000

Hab.Space 380 sqm

Land Tax N/A

Property Description

Located 2 minutes south of Tarbes, this investment property consists of 5 individual dwellings and a garden of 2350 m². Ideal for investors and families wishing to build property capital.

Upon arriving, you discover the first house (80 m²) that is currently occupied by the owners.

The ground floor is composed of an open-plan kitchen (8.3 m²) that gives onto a nice living room (26 m²).

Next is the master bedroom (9.6 m²) with a shower-room (2.2 m²) and a patio door giving onto the garden. There is also a separate toilet (1.1 m²).

On the other side of the living room, a staircase leads upstairs, where there are two bedrooms (9 & 10 m²; one with its own terrace 5.5 m²) and a shower-room with a toilet (3.2 m²).

This house, entirely renovated, needs no work.

- The roof has slate tiles.
- Joinery is PVC and aluminium, double-glazed with automatic roller shutters.
- The underfloor heating system on the garden level is powered by an independent gas-fired boiler and by a heat pump.
- Drainage connected to mains.

The second house, which is adjoining, is divided into two apartments (garden level and upstairs).

- The apartment on the garden level (89 m²) is adapted to wheelchairs and is being finished off.

After passing the aluminium-framed door, you discover the modern open-plan kitchen (6.5 m²) with its big living area (29 m²). The adjoining pantry (3 m²) is very practical. A hallway leads to the three bedrooms (10 - 12.2 & 16 m²) and the shower-room with a toilet (4.8 m²). The hallway also leads to a second separate toilet with a washbasin.

- From the garden, an outside staircase leads to the apartment (85 m²) that has been renovated and its terrace on the first floor.

The front door of this apartment opens onto a modern open-plan kitchen (7 m²) with an adjoining pantry (3 m²), which is next to a lovely living area (27 m²). From here, you reach the master bedroom (11.8 m²) with its shower-room (2.6 m²), walk-in closet (2.4 m²) and its direct access onto the terrace.

Returning to the living area, a hallway leads to the second bedroom (9 m²) and to a bathroom (4.4 m²) with a toilet.

This apartment needs no work.

- The roof has slate tiles.
- Joinery is PVC and aluminium, double-glazed with automatic roller shutters.
- The underfloor heating system is powered by 2 independent gas-fired boilers and by a reversible heat pump on the 1st floor.
- Drainage connected to mains.
- The façade needs work.

Returning to the garden, you can enter the 3rd house (40 m²).

This one, smaller than the others, has been renovated into a small charming apartment that is ideal for letting out.

The garden level has a living-cum-dining room, an open-plan kitchen and a separate toilet.

The staircase leads to a comfortable bedroom (10 m²), with a shower-room (4 m²) and toilet on the landing.

- The roof has slate tiles.
- Joinery is PVC and double-glazed.
- Electric convector heaters.
- Connected to mains drainage.
- The façade needs work.

Once again in the garden, the fourth building (with a potential living space of 87 m²) dates from the 19th century. It has pebble walls. After renovation, it has huge potential.

The garden level has a living area of 21 m², a bedroom (12 m²) with an adjoining walk-in closet (9.3 m²), a shower-room (2.3 m²) and a separate toilet (1.7 m²).

A wooden staircase leads to the attic. This space, with a potential living space of 37 m²) already has a converted bedroom (13.4 m²) under the rafters. Two additional rooms could be created. The sky is the limit!

- The roof has slate tiles.
- Joinery is wooden and single-glazed.
- Connected to mains drainage.
- The façade needs work.

Only the owner's house is occupied.

The future owners will have the choice of their future tenants.

In addition to the 5 dwellings, this property has a lovely flat garden of 2800 m² in the middle of a sought-after village in the Hautes-Pyrenees.

This plot of land can be built on and there are two planning permissions under way.

While waiting, the flat and tree-filled garden will charm any family.

There are several fruit trees and a well that could be used for watering, or even to fill your future swimming pool.

This property will surely charm investors with its huge potential and wonderful situation.

Located 2 minutes south of Tarbes; 5 min from the centre of Tarbes; 5 min from the motorway; 10 min from a high-speed train station (TGV); 10 min from the airport Tarbes-Lourdes-Pyrenees; 1 hr 15 min from ski resorts and from Spain; 1 hr 30 min from Toulouse and the Atlantic Ocean; 3 hr from the Mediterranean Sea.

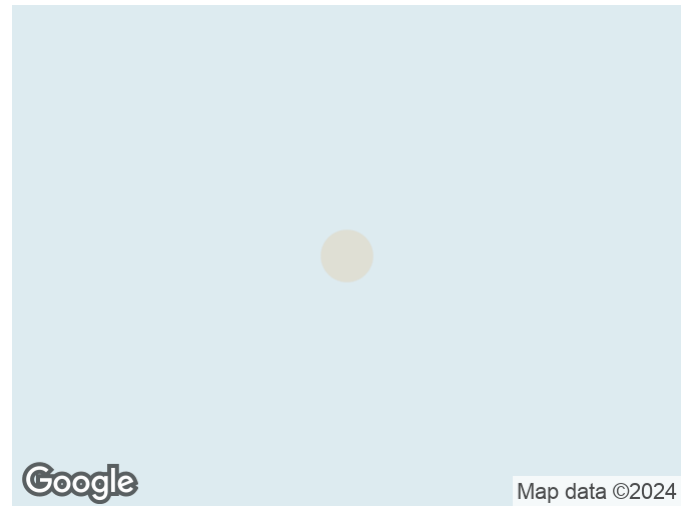
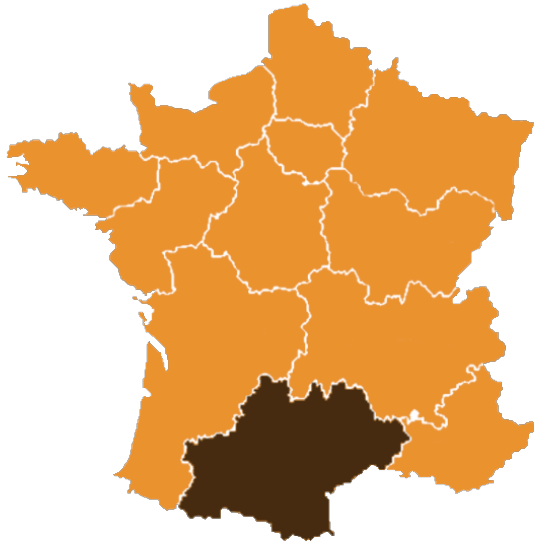
Summary

Property type:	House
Bedrooms:	10
Price	€604,000

Key Information

Internal Area:	380 sqm
Land Area:	0.24 ha

Location: Occitanie



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