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## House for sale in Hautes-Pyrénées

**Bordères-sur-l'Échez**, Hautes-Pyrénées, Occitanie



# €233,000

inc. of agency fees

3 Beds      112 sqm      0.11 ha

Located 15 minutes north of Tarbes, in a sought-after town, this wonderful single-storey home measures 112 m<sup>2</sup> and is composed of a...

### At a Glance

<b>Reference</b>	MFH-ADF1626363	<b>Near to</b>	Bordères-sur-l'Échez	<b>Price</b>	€233,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	112 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes north of Tarbes, in a sought-after town, this wonderful single-storey home measures 112 m<sup>2</sup> and is composed of a big living room with an open-plan kitchen, 3 bedrooms, a bathroom, a two-car garage and a garden on 1090 m<sup>2</sup> of land.

You enter a welcoming living room (52 m<sup>2</sup>) which faces south. It is extremely bright thanks to its dual aspect and its patio door. The open-plan kitchen is modern. The floor is tiled.

The hallway leads to the 3 bedrooms (12 m<sup>2</sup>; 2 x 13 m<sup>2</sup>), which have laminated flooring. The bathroom (9 m<sup>2</sup>) is custom-fitted with cupboards and two modern sinks. There is also a separate toilet.

The 36 m<sup>2</sup> garage is next to the kitchen.

The garage has two tilt doors and can hold two cars. A workshop could be created. The storage area has a door in PVC that opens onto the garden. The garage has lighting. The garden of 1090 m<sup>2</sup> is finished off with a terrace and fencing.

Construction is traditional. The roof is tiled. The paneling under the roof is PVC.

The attic is insulated.

Joinery is double-glazed.

The house has roller shutters.

A heat pump is used for the underfloor heating system.

Electric hot-water heater.

Mechanical ventilation system.

Connected to mains drainage.

Located 10 km north of Tarbes, its high-speed train station (TGV) and a golf course; 15 min from the motorway; 30 min from Lourdes and 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:	3
Price	€233,000

## Key Information

Internal Area:	112 sqm
Land Area:	0.11 ha

## Location: Occitanie



# Gallery



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