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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



**€259,900**

inc. of agency fees

3 Beds      230 sqm      0.15 ha

Located only a few minutes from the centre of Tarbes, this property is composed of 2 houses (162 m<sup>2</sup> & 68 m<sup>2</sup>) and outbuildings (210...

### At a Glance

**Reference** MFH-ADF1626725

**Near to** Tarbes

**Price** €259,900

**Bed** 3

**Pool** No

**Hab.Space** 230 sqm

**Land** 0.15 ha

**Land Tax** N/A

### Property Description

Located only a few minutes from the centre of Tarbes, this property is composed of 2 houses (162 m<sup>2</sup> & 68 m<sup>2</sup>) and outbuildings (210 m<sup>2</sup>) on a fenced in and tree-filled garden of 1500 m<sup>2</sup>. A rare opportunity, combining immediate comfort with huge renovation potential - ideal for a rental or family project.

As soon as you go through the front gate, you're going to fall under the charm of this property and its many outbuildings.

When opening the front door of the main house, which is spacious and bright, with a surface of 162 m<sup>2</sup>, you discover a big living-cum-dining room (25 m<sup>2</sup>), a second room (25 m<sup>2</sup>), a kitchen (16 m<sup>2</sup>) and a bathroom and toilet (7 m<sup>2</sup>).

A wonderful wooden staircase leads to the next floor.

The landing gives onto 3 bedrooms (9-16 m<sup>2</sup> & 10 m<sup>2</sup>), as well as a study (8 m<sup>2</sup>) and a shower-room (5 m<sup>2</sup>).

Returning outside, you have access to the big outbuildings and the second house.

This second house, adjacent to the outbuildings, needs a complete renovation.

With a surface of 68 m<sup>2</sup>, it has huge potential thanks to its structure and large volume.

From the outbuildings in the middle, you have direct access to a large plot that could be eventually built on.

The outbuildings have lots of possibilities: barn, garage, workshop, storage space or conversion into additional dwellings.

With a surface of 210 m<sup>2</sup> and easy access, they are ideal for developing an activity or creating several rental units.

This property represents a wonderful opportunity for investors or anyone interested in renovation projects who wish to create a space in their image.

This lot of two houses has huge potential, combining a first house ready to live in with a second to renovate.

Ideal for families or investors. This project requires a creative vision in order to optimize its spaces while combining the charm of the old with modern touches.

The roof is slate tiled.

The majority of the joinery is wooden and single glazed.

Central heating is provided by a gas-fired boiler, and there is a fireplace.

Connected to mains drainage.

Located in the heart of Tarbes and near schools and conveniences; 3 minutes from la place Verdun; 5 min from the Halle Brauhauban; 6 min from an SNCF train station; 14 min from the airport Tarbes-Lourdes-Pyrenees; an hour from Spain and ski slopes; 1 hr 30 min from the Atlantic coast and Toulouse; 3 hr from the Mediterranean.

### Summary

Property type:	House
Bedrooms:	3
Price	€259,900

### Key Information

Internal Area:	230 sqm
Land Area:	0.15 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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