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## Countryside House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



**€299,000**

inc. of agency fees

6 Beds      178 sqm      0.11 ha

Just 15 minutes north of Tarbes, this contemporary villa with swimming pool offers quality features, a pleasant living room, fitted...

### At a Glance

**Reference** MFH-ADF1626794

**Near to** Tarbes

**Price** €299,000

**Bed** 6

**Pool** Yes

**Hab.Space** 178 sqm

**Land** 0.11 ha

**Land Tax** N/A

### Property Description

Just 15 minutes north of Tarbes, this contemporary villa with swimming pool offers quality features, a pleasant living room, fitted kitchen, two bathrooms, six bedrooms, study, terrace, garage and outbuilding set in 1100 m<sup>2</sup> of garden.

This contemporary villa, built in 2006, offers quality features, including traditional construction with a beautiful wooden roof structure.

You enter into the open-plan kitchen and living room (51m<sup>2</sup>) with wood-burning stove, and have access to the covered terrace and swimming pool via picture windows. A corridor leads you to a spacious bathroom (10m<sup>2</sup>) with double basins, balneotherapy and Italian shower, a wc, two bedrooms (11m<sup>2</sup>) and a bedroom (14m<sup>2</sup>) overlooking the garden (the villa has central vacuum extraction). Two service doors lead to a garage with a storeroom (24m<sup>2</sup>) and a lean-to just behind the kitchen (handy for unloading groceries in wet weather).

Take the wrought iron staircase upstairs to discover a study area, a bedroom (13m<sup>2</sup>), a shower room (5m<sup>2</sup>) with shower and wc, a two bedrooms (12m<sup>2</sup>). All the bedrooms have fitted wardrobes.

A large garage of 80m<sup>2</sup> is located at the entrance to the villa, with a standard door and a large opening, ideal for a van or compact motor home or for a craftsman, as there is a professional area with an office.

The roof is tiled, and the house was built in the traditional style in 2006. There is electric underfloor heating with reversible air conditioning and hot water is produced by a hot water tank. Photovoltaic panels provide an annual return. PVC and aluminium double-glazing. There is mains drainage.

It is located close to shops and bus stops in a quiet neighbourhood.

You are 15 minutes from Tarbes and the TGV train station, 20 minutes from the airport and the motorway, 1 hour from Pau and the TGV train station, 1? hours from Toulouse and the airport, 1? hours from Spain, 1? hours from the Basque coast and 3 hours from the Mediterranean.

### Summary

Property type:	Countryside house
Bedrooms:	6
Price	€299,000

### Key Information

Internal Area:	178 sqm
Land Area:	0.11 ha
Swimming Pool?	Yes

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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