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## House for sale in Hautes-Pyrénées

Tournay , Hautes-Pyrénées , Occitanie



# €225,000

inc. of agency fees

3 Beds      125 sqm      0.14 ha

Located 15 minutes east of Tarbes, in the heart of a small town, you're going to fall under the charm of this lovely single-storey...

### At a Glance

<b>Reference</b>	MFH-ADF1625389	<b>Near to</b>	Tournay	<b>Price</b>	€225,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	125 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes east of Tarbes, in the heart of a small town, you're going to fall under the charm of this lovely single-storey house (1996; 125 m<sup>2</sup>) and its tree-filled garden of 1400 m<sup>2</sup> with views of the Pyrenees.

After entering, you discover a huge 56 m<sup>2</sup> living room flooded in light thanks to its many openings. The patio doors open onto a big terrace the covers the east and south sides of the house.

Behind the counter of the huge living room is a fitted open-plan kitchen. To the right is the pantry (10.7 m<sup>2</sup>) which has a tap and a staircase leading to the garage.

There are three bedrooms (11.5 m<sup>2</sup>, 11.7 m<sup>2</sup> & 12 m<sup>2</sup>), a separate toilet and a shower-room (8 m<sup>2</sup>) with two washbasins, a shower and a tub.

There is also a garage (20 m<sup>2</sup>) and a carport (10.5 m<sup>2</sup>).

On lovely days you'll enjoy the garden, planted with trees and entirely fenced in, with an ideal aspect. You can relax in the shade, store your tools in a wooden shed and garden in the greenhouse.

The entire house has wooden joinery and double glazing, with traditional wooden shutters.

Heating is supplied by programmable electric inertia heaters, as well as by the insert in the living room, which has a distribution system to the hallway leading to the bedrooms.

Construction is traditional and on a crawl space. The roof has the original tile and is in good condition.

No structural works needed.

Located 15 minutes from Tarbes; 25 min from Bagnères; 15 min from Tounay; 10 min from the motorway; 20 min from a national railway station (SNCF) and an airport; 45 min from Lourdes; 50 min from Pau; 1 hr 30 min from Toulouse; 1 hr from ski slopes and Spain; 1 hr 45 min from Biarritz and the Atlantic Ocean; 2 hr 50 min from the Mediterranean Sea.

## Summary

Property type:	House
Bedrooms:	3
Price	€225,000

## Key Information

Internal Area:	125 sqm
Land Area:	0.14 ha

## Location: Occitanie



## Gallery



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