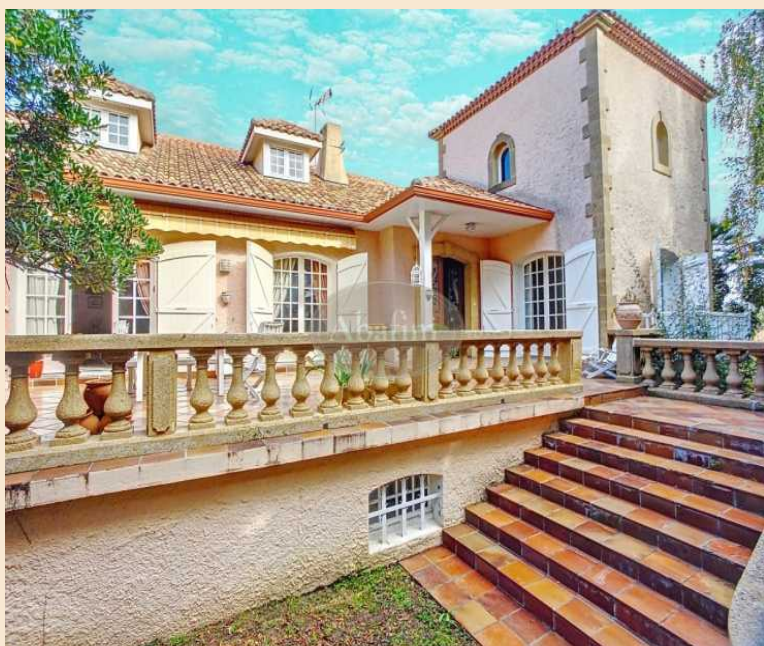


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## House for sale in Hautes-Pyrénées

Tarbes , Hautes-Pyrénées , Occitanie



**€350,000**

inc. of agency fees

4 Beds      265 sqm      0.24 ha

Located in Tarbes is this charming villa offering 265m<sup>2</sup> of space including a sitting/dining room, kitchen with living room, four bedrooms...

### At a Glance

**Reference** MFH-ADF1626045

**Near to** Tarbes

**Price** €350,000

**Bed** 4

**Pool** No

**Hab.Space** 265 sqm

**Land** 0.24 ha

**Land Tax** N/A

### Property Description

Located in Tarbes is this charming villa offering 265m<sup>2</sup> of space including a sitting/dining room, kitchen with living room, four bedrooms and a bathroom. There is also a pigeon loft, garages, workshops and loft space to convert, all on a fenced plot of 2400m<sup>2</sup> with trees.

You will adore this charming dwelling which has benefitted from a tasteful conception in order to highlight its unique identity.

This home has a confirmed charm with high ceilings, a mix of quality materials, impressive beams, plaster mouldings and spacious volumes. Its tower, the pigeon loft, adds much unique spirit to this sublime property.

A bonus is the basement which has the same surface area as the ground floor, which offers numerous spaces for workshops, garages and storage. Ideal for a vehicle collector or artist.

An impressive wooden door opens to reveal the interior of this south facing villa and its spacious entrance hall of 18m<sup>2</sup>. This itself possesses a singular allure via its splendid staircase and visible beams.

It seems the spacious sitting and dining room of 63m<sup>2</sup>, complete with plaster mouldings, high ceiling, noble fireplace and refined marble floor. The dining room has access to the south facing terrace outside. The spacious kitchen has 35m<sup>2</sup> and space to dine and enjoy the wood burner and decorative bread oven.

The garden level of the property has a 16m<sup>2</sup> bedroom with wash basin, and three other spacious bedrooms (19, 22 & 24m<sup>2</sup>) each with made to measure storage, generous windows allowing natural light and independent balconies. There is a 12m<sup>2</sup> bathroom with two sinks (with unusual mixer taps), a comfortable bath and a shower. There is also a 3m<sup>2</sup> toilet on this floor.

Stairs lead up from the hall to a superb 24m<sup>2</sup> space in the pigeon house where the traditional roof framework adds much charm with three small windows.

This room is a rare and stylish space ideal for an unusual bedroom. Loft space is accessible from the landing and are partly convertible.

The basement offers a multitude of spaces with twin 13m<sup>2</sup> offices with cupboards, a second kitchen of 18m<sup>2</sup>, a 6m<sup>2</sup> storage cellar, a 5m<sup>2</sup> washroom with toilet and numerous room and workshops (32, 20, 17, 16, 13, 11, 10 m<sup>2</sup>). There are two garages, 30m<sup>2</sup> each with independent entrances.

Outside the magnificent grounds have trees and are fenced. The property has an automated gate and video intercom.

There is a wooden shed and a vegetable patch. An automated pump supplies a watering system.

The garden is a little oasis of paradisi in the town allowing you to relax and enjoy nature.

The house sits on a full basement.

Windows are wooden double glazed with some having only one pane. Central heating is supplied by oil. There is also a wood burner and an open fireplace. There is a 300l hot water storage tank. The roof is covered in tile. The property is served by an individual sewage system. The house has an alarm system.

This pearl in the city of Tarbes awaits.

You will be close to commerce and services. 12 mins from A64 motorway. 5 mins from train station and a gold course. 20 mins from Lourdes, 40 mins from Pau, 1h30 from Spain, 1h from skiing, 1h15 from Toulouse, 1h30 from Biarritz and 2h30 from the Mediterranean.

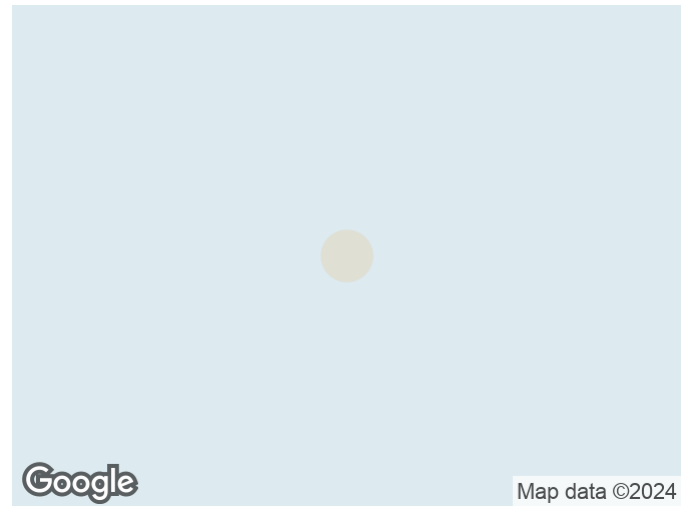
## Summary

Property type:	House
Bedrooms:	4
Price	€350,000

## Key Information

Internal Area:	265 sqm
Land Area:	0.24 ha

## Location: Occitanie



## Gallery



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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