



## Town house south of Tarbes,

65000, Hautes-Pyrénées, Occitanie

# €260,000

Ref: AF25435

\* 6 Beds \* 2 Baths \* 237m2

Located 8 minutes south of Tarbes, this town house can be transformed into a lovely family home or into apartments for investment. With a living space of 237 m<sup>2</sup> spread over 2 levels, this property from 1945 is composed of a nice living room, 2 kitchens, 2 sitting rooms, 6 bedrooms, 2 bathrooms, 2 toilets,...

- DPE1: 210 DPE2: 6 Number of rooms: 8

## Property Description

Located 8 minutes south of Tarbes, this town house can be transformed into a lovely family home or into apartments for investment. With a living space of 237 m<sup>2</sup> spread over 2 levels, this property from 1945 is composed of a nice living room, 2 kitchens, 2 sitting rooms, 6 bedrooms, 2 bathrooms, 2 toilets, an adjoining 100 m<sup>2</sup> workshop and a garage.

On the ground floor there is a 70 m<sup>2</sup> living room with a wood-burning heater, a kitchen, a bedroom, a bathroom and a pantry. On this floor, the windows have PVC frames and there is a reversible A/C system.

An exterior staircase leads to the floor above, m<sup>2</sup> and to entirely renovate. It currently has a sitting room, a kitchen, a bathroom, bedrooms and a reversible A/C system. The apartment can be reached via an interior staircase.

This house is connected to mains drainage. For hot water, there are 2 electric hot-water heaters.

The workshop (100 m<sup>2</sup>) could be converted into apartments. A garage.

Situated 8 minutes from the centre of Tarbes and with no disturbances. Schools, buses and near businesses.

Located 8 minute from Tarbes; 10 min from the A64 motorway; in a village with businesses; 1 hr 30 min from Toulouse; 1 hr 40 min from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

