



ABAFIM



SARL au capital de 50 000 € - 443 658 463 RCS Tarbes
Carte Professionnelle N° CPI 6501 2016 000 005 955
délivrée le 28/03/2019 par la CCI de Tarbes et des Hautes Pyrénées
TRANSACTIONS SUR IMMEUBLES & FONDS DE COMMERCE
16 Avenue de la Marne – 65 000 TARBES - FRANCE
Garantie Financière : QBE Insurance (Europe) LIMITED
Cœur Défense – Tour A – 110 esplanade du Général de Gaulle – 92931 LA DEFENSE CEDEX

Mr Daniel FOURCADE

Tel: 06.87.17.94.13



Mrs Sandie & Mr Timothy Rushforth
11, Impasse de Capeilh
65 700 Madiran

Tarbes, 18 January 2021

Subject: Appraisal

Abafim Reference: PT01863

Enclosed documents: site plan, cadastral map

Dear Madam and Sir,

You requested Abafim to provide you with an appraisal of your property.

This opinion of value intends to inform you on the fair market value considering:

- the current state of the local property market.
- sale prices of similar properties in the area registered by the agency in the last 2 years
- financial profile of potential buyers based on incoming requests
- rental value of the property
- the property location, the proximity to schools, amenities and public transportation
- the property environment, the exterior layout, the neighborhood
- property's features : condition, surface areas, annex buildings, comfort, etc.

The impact of Corona virus does not appear to have had a long-lasting effect (at least not until now) on the French housing market. Government stimulus package, continuing low interest rates and the strong demand for houses in France, looks set to keep the trend on an upward path. Although, 2021 will undoubtedly be a challenging year for the French economy. Yet as the pandemic and economic uncertainty persists, a wait-and-see approach is required at this stage.

Both the National bodies for French Real Estate agents (FNAIM) and French Notaries (Notaires.fr) have reported one clear impact of the Covid-19 health crisis on the French property market. The experience of confinement has pushed increasing numbers of buyers to seek more rural properties, with gardens and greater interior space. This move from urban to sub-urban areas is also driven by the increasing amounts of remote working.

Nowadays, only properties that are at the right market price will be able to be sold within 6 months.

ABAFIM

16 Avenue de la Marne – 65000 Tarbes

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Your property shows following elements:

Geographical location: **11 impasse de Capeilh – 65 700 MADIRAN**
GPS coordinates 43.550195, -0.033103

Plot: 2503 m² (cadastral parcels section G; N° 211, 337 and 338)

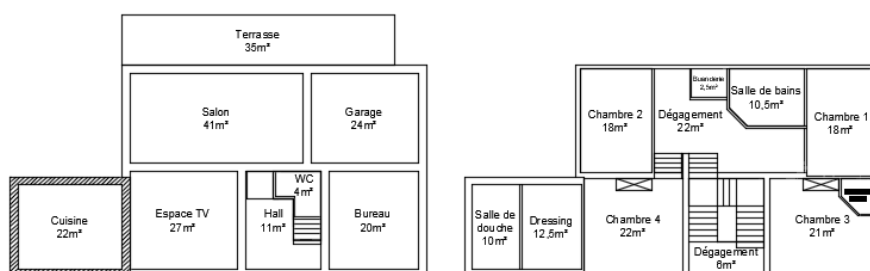
- on hilltop, in the peace and quiet, far from nuisances
- south-facing garden and graveled yard, one single entry with electric gate
- north-facing down-hill garden in low slope facing a wood

Habitation:

Main features

Ancient renovated stone master house, constructed 1799, with basement directly on-earth, roof tiles on a traditional wooden roof construction

Plaster façade (refurbished in 2013), entrance door surround in stone, wood shutters.



➤ **Garden level:**

- Large entrance hall (11 m² - S), original wooden staircase
- WC (4 m²)
- Study room (20 m² - SE) outfitted with ancient wood-burning stove
- TV room : (27 m²- SW)
- Kitchen (22 m²- SW) with central island, fully equipped : gas stove 5 flames, dishwasher, washmachine, sink, cupboards with painted wooden fronts.
- Lounge (41 m² - N) outfitted with a wood-burning stove (2013), double-glazed French doors
- Garage (24 m² - NE)

Floor: mainly black and white chequered floor tiles (ceramic) – except in the lounge

Wooden joineries, simple glazing - except in the lounge

False ceiling (height 2,90m - not insulated), exposed beams

Total living surface on the garden level: 125 m²

➤ **First floor :**

- 1st bedroom (18 m² - NE)
- 2nd bedroom (19 m² - NW)
- bathroom (10m² - N) : towel dryer, WC, tub and shower, vent system
- laundry (m² - N)
- 3rd bedroom (24m² - SE) with shower room, WC and washbasin
- 4th bedroom- master suite (23m² SW) with dressing 12m², fully renovated shower room (10 m²) with WC and double washbasin.
- Corridors and access areas (approx.28m²)

Floor: wooden floor (white painted or natural parquet) except in dressing and laundry

Wooden joineries, simple glazing (except in the lounge)

False ceiling (height 2,55m - not insulated), exposed beams

Reversible air-conditioning in every room

Total living surface on the first floor: 145 m²

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- **Attic** : mineral wool floor insulation (march 2019): **149 m²**

Exterior :

South side:

- double-leaf wooden front door (S)
- old existing concrete sidewalk that runs along the eastern side but not extending to kitchen
- open courtyard (approx. 22 m² - SW) adjacent to the kitchen and graveled

North side

- large roofed outdoor terrace (37 m²) : wooden framed, concrete-built, untiled
- swimming-pool with liner 8 X 4 and large wooden deck terrace (40 m²)

East side:

- carport (about 15 m²) in softwood

Energy and Sanitation:

Electricity is the current standards.

Oil-fired central heating system plus two wood-burning stoves at the ground floor.

Septic tank (emptied in 2020)

Yearly charges: *(based on your verbal communication)*

- Property tax 2020 : _ €
- Oil-heating costs: approx.1500€/an
- Wood : _ €

Appraisal:

Top value: **320 000 € (three hundred and twenty thousand euros)**

Lowest value: **270 000 € (two hundred and seventy thousand euros)**

For all due intents and purposes. The supplied information is for information only and is not contract binding. It shall be updated or regularized once appropriate [Statutory Surveys](#) (including report on the condition of the septic tank issued by SPANC) have been carried out.

This opinion of value has neither no legal nor fiscal basis. Only registered real estate experts have the authority.

We stay at your disposal would you have any further question or for any assistance you might need to sell your property.

Sincerely,

Daniel FOURCADE
Directeur ABAFIM