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## Countryside house for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €255,000

inc. of agency fees

3 Beds      200 sqm      0.9 ha

Located in a quiet spot between Lannemezan and Castelnau-Magnoac is this spacious and charming home offering 200m<sup>2</sup> of living space...

### At a Glance

<b>Reference</b>	MFH-ADF1626166	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€255,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.9 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a quiet spot between Lannemezan and Castelnau-Magnoac is this spacious and charming home offering 200m<sup>2</sup> of living space with 9000m<sup>2</sup> of grounds. It has three ample bedrooms and numerous outbuildings.

This bucolic location is surrounded by organic agriculture.

The ground floor is comprised of a generous entrance hall of 15m<sup>2</sup>, a 17m<sup>2</sup> fitted kitchen, a 25m<sup>2</sup> living room with wood burner and a 22m<sup>2</sup> sitting room, also with wood burner.

A passageway leads to a 5m<sup>2</sup> washroom, a toilet, a 14m<sup>2</sup> larder and a 25m<sup>2</sup> wine press.

Upstairs are three bedrooms (20m<sup>2</sup>, 23m<sup>2</sup> & 27m<sup>2</sup>) as well as a 14m<sup>2</sup> study and a 19m<sup>2</sup> space currently serving as storage room.

Outside, there is a covered yard and numerous outbuildings including a hay barn, livestock barn, henhouse and pigsty. There is a well which you can use for watering your plants.

Around half of the windows are double glazed. The roof is covered in tile. There is no central heating, only the wood burners. The property is served by an individual sewage system.

You will be just over 5 mins from Castelnau-Magnoac, 20 mins from Lannemezan, 45 mins from Tarbes and airport and 2h from Toulouse and airport.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€255,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.9 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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