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## Farmhouse for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



# €194,000

inc. of agency fees

2 Beds      115 sqm      0.11 ha

Located between Castelnau-Magnoac and Lannemezan is this charming two-bedroom renovated farmhouse with 1100m<sup>2</sup> of land. It has a covered...

### At a Glance

<b>Reference</b>	MFH-ADF1626196	<b>Near to</b>	Monléon-Magnoac	<b>Price</b>	€194,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	115 sqm
<b>Land</b>	0.11 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnau-Magnoac and Lannemezan is this charming two-bedroom renovated farmhouse with 1100m<sup>2</sup> of land. It has a covered terrace, outbuildings and an attached annexe to the house to finish as you wish. Roof and facade new in 2021.

Ideal for enjoying the beautiful days and evenings of the Magnoac, this farmhouse was tastefully and carefully renovated to preserve its most charming features. The ground floor has a spacious living room of

30m<sup>2</sup>, a 25m<sup>2</sup> kitchen (partly fitted) and a washroom with walk-in shower and toilet. A passageway leads to the 70m<sup>2</sup> two-level annexe which you can use as you wish.

The upstairs is shared between two spacious bedrooms and a toilet and there is space prepared to add another washroom.

Windows are double glazed. The heating is supplied by a pellet burner. The property is served by an individual sewage system up to regulations. There is an electric powered hot water storage tank.

A 20m<sup>2</sup> covered terrace was created between the main house and outbuildings.

Possibility to acquire a further 600m<sup>2</sup> plot of land.

You will be just over 10 mins from Castelnau-Magnoac, just over 10 mins from Lannemezan, 40 mins from Tarbes for airport and 1h30 from Toulouse for airport.

## Summary

Property type:	Farmhouse
Bedrooms:	2
Price	€194,000

## Key Information

Internal Area:	115 sqm
Land Area:	0.11 ha

## Location: Occitanie



## Gallery



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