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## House for sale in Hautes-Pyrénées

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



# €261,000

inc. of agency fees

6 Beds      300 sqm      0.15 ha

Located between Castelnaud-Magnoac and Miélan, this big house and its business measure 300 m<sup>2</sup>. Only 2 minutes on foot from the nice...

### At a Glance

<b>Reference</b>	MFH-ADF1626206	<b>Near to</b>	Trie-sur-Baïse	<b>Price</b>	€261,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	300 sqm
<b>Land</b>	0.15 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnaud-Magnoac and Miélan, this big house and its business measure 300 m<sup>2</sup>. Only 2 minutes on foot from the nice centre of town with all its conveniences. The garden of 1000 m<sup>2</sup> is tree-filled and fenced-in.

To the right of the entrance is a 16 m<sup>2</sup> study, with a big 27 m<sup>2</sup> pantry to the left with old cement tiles. It could be used for diverse reasons.

The equipped 21 m<sup>2</sup> kitchen has two entrances, one from the business area and one from the garden, thanks to its patio door.

The 37 m<sup>2</sup> living room is very bright and opens gives onto the terrace. It has a wood-burning insert, allowing you to enjoy a warm atmosphere.

Still on the ground floor, there is a 9 m<sup>2</sup> shower-room (handicap accessible) and a separate toilet, both recently renovated.

A magnificent marble and wrought iron staircase leads to the first floor, which has 6 bedrooms (11 m<sup>2</sup> - 20 m<sup>2</sup>). There is also a 54 m<sup>2</sup> attic that is entirely suitable for conversion.

Accessible from the inside of the house, the bakery (104 m<sup>2</sup>) is ready to start business again. It could also be used as a garage and/or a workshop.

This pleasant house has a garden on which a swimming pool can be built. It has a big terrace and a working well, a wonderful spot to relax after work.

Gas-fired central heating; double-glazing; good insulation; mains drainage.

Located 15 minutes from Castelnau-Magnoac; 35 min from Tarbes; 1 hr from ski resorts; 2 hr from the Atlantic Ocean.

## Summary

Property type:	House
Bedrooms:	6
Price	€261,000

## Key Information

Internal Area:	300 sqm
Land Area:	0.15 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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