

[Click to view MFH-ADF1626303](#)

## House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



**€430,000**

inc. of agency fees

4 Beds      169 sqm      19 ha

Located between Castelnau-Magnoac and Lannemezan is this agricultural property for sale. In a quiet location is consists of a main...

### At a Glance

<b>Reference</b>	MFH-ADF1626303	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€430,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	169 sqm
<b>Land</b>	19 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnau-Magnoac and Lannemezan is this agricultural property for sale. In a quiet location is consists of a main house (170m<sup>2</sup> living space, four bedrooms), numerous farm buildings and 19 hectares of woods and pastures.

This main house is 170m<sup>2</sup> and has been entirely renovated. Its farm buildings are ready for a professional project. The property is in a tranquil location.

The house has a living room, corner kitchen, bathroom and a toilet on its ground floor.

Upstairs are four bedrooms of over 20m<sup>2</sup> each, south-facing with lots of natural light.

Numerous farm outbuildings are surrounded by 13 hectares of pastures, bordered by a river. 7 hectares of woods complete the property.

There are quality installations for raising livestock (over 1000m<sup>2</sup> of buildings) and for growing produce for market or autonomy. The 7 hectares of woods will provide ample firewood.

The river and an irrigation system provide water to your property.

You could certainly create a tourist project or simply install your family.

The roof and insulation are recent. A wood burner provides heating. There is an electric powered hot water storage tank. The individual sewage system is not up to current regulations.

You will be under 10 mins from Castelnau-Magnoac, 20 mins from Lannemezan, 40 mins from Tarbes and 1h45 from Toulouse.

## Summary

Property type:	House
Bedrooms:	4
Price	€430,000

## Key Information

Internal Area:	169 sqm
Land Area:	19 ha

## Location: Occitanie



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates