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## House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €419,000

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>	€419,000
<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	€419,000

## Key Information

Internal Area:	169 sqm
Land Area:	19 ha

## Location: Occitanie



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