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House for sale in Hautes-Pyrénées

Trie-sur-Baïse , **Hautes-Pyrénées** , **Occitanie**



€170,000

inc. of agency fees

3 Beds **120 sqm** **0.1 ha**

Located between Castelnau-Magnoac and Miélan is this charming family home for sale offering 120m² including three bedrooms, a basement...

At a Glance

Reference	MFH-ADF1626361	Near to	Trie-sur-Baïse	Price	€170,000
Bed	3	Pool	No	Hab.Space	120 sqm
Land	0.1 ha			Land Tax	N/A

Property Description

Located between Castelnau-Magnoac and Miélan is this charming family home for sale offering 120m² including three bedrooms, a basement and pleasant garden with trees on a total of 1000m² of land. All commerce and services in walking distance.

On entering the property, you climb a few steps to enter this charming house which enjoys lots of natural light. The 6m² entrance hall serves, to the left, a 32m² dining area and sitting room. To the right is the 15m²

kitchen. You will enjoy the long conservatory with windows which open wide.

A corridor leads to three bedrooms (9m², 11m² and 14m²), two of which had built-in storage. There is a 4m² bathroom and a toilet.

A door opens to reveal a staircase leading down to the basement which is divided between a 12m² store room, 39m² garage, 9m² utility room with toilet, two small store rooms and a 12m² room which could serve as an extra bedroom.

All windows are double glazed. Heating is provided by a fuel-powered De Dietrich system. There is an individual sewage system, a microstation.

There are several trees, fruit trees and bushes planted on the land.

All commerce and services in walking distance. The village has a primary and secondary school.

You will be under 15 mins from Castelnau-Magnoac, just over 15 mins from Miélan, under 40 mins from Tarbes and 1h45 from Toulouse.

Summary

Property type:	House
Bedrooms:	3
Price	€170,000

Key Information

Internal Area:	120 sqm
Land Area:	0.1 ha

Location: Occitanie



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