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## Farmhouse for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €150,000

inc. of agency fees

3 Beds      180 sqm      0.69 ha

Located between Castelnau-Magnoac and Lannemezan, this farmhouse to renovate measures 180 m<sup>2</sup> and is composed of 3 bedrooms, several...

### At a Glance

<b>Reference</b>	MFH-ADF1626393	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€150,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.69 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnau-Magnoac and Lannemezan, this farmhouse to renovate measures 180 m<sup>2</sup> and is composed of 3 bedrooms, several outbuildings and a garden of 6900 m<sup>2</sup>. Roof of the main house overhauled in 2019.

If you're looking for peace and quiet, this farmhouse has everything to please.

Hidden at the end of a small road, the ground floor is composed of a big entrance hall (30 m<sup>2</sup>), a bedroom (24 m<sup>2</sup>), a living room (20 m<sup>2</sup>) with a fireplace, a kitchen (10 m<sup>2</sup>), a shower-room (4 m<sup>2</sup>), a separate toilet, a pantry (8 m<sup>2</sup>) and a wine and spirit storehouse (15 m<sup>2</sup>).

Upstairs, the landing (7 m<sup>2</sup>) gives onto two bedrooms (24 m<sup>2</sup> each) with wooden floors.

Joinery is wooden and single-glazed.

Wood-burning heating thanks to the fireplace, in addition to electric heaters.

The roof and gutters were overhauled in 2019. The roof has a waterproof tarpaulin.

You'll also enjoy the many outbuildings: a garage, a workshop, an old pigsty, a cowshed and a henhouse, for a total of about 500 m<sup>2</sup> of outbuildings that you can convert to your needs.

The 6900 m<sup>2</sup> garden is flat, has a well and an orchard of apple, pear and peach trees.

Located 10 minutes from Castelnau-Magnoac; 18 min from Lannemezan; 45 min from Tarbes; 1 hr 40 min from Toulouse.

## Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€150,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.69 ha

## Location: Occitanie



## Gallery



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