Click to view MFH-ADF1626393

# 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

**Reference** MFH-ADF1626393

Near to Castelnau-Magnoac

No

€150,000

Bed

Land

Pool

Hab.Space 180 sqm

0.69 ha

Land Tax N/A

Price

## **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 m² 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

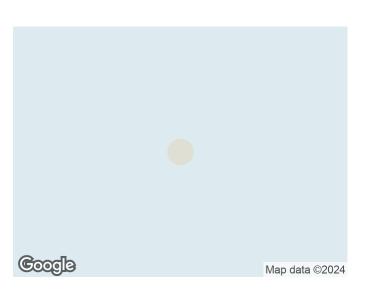
Price €150,000

**Key Information** 

Internal Area: 180 sqm Land Area: 0.69 ha

# **Location: Occitanie**





# Gallery















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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved