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## House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €166,000

inc. of agency fees

2 Beds      100 sqm      1.8 ha

Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of...

### At a Glance

<b>Reference</b>	MFH-ADF1626437	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€166,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	100 sqm
<b>Land</b>	1.8 ha			<b>Land Tax</b>	N/A

### Property Description

Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of 100 m<sup>2</sup> and is composed of 2 bedrooms, a living room, a kitchen and outbuildings on a nice plot of 18,000 m<sup>2</sup> facing the Pyrenees.

To the left of the 9 m<sup>2</sup> entrance hall is a 20 m<sup>2</sup> room that could be used as a living room or a bedroom. To the right is a big 25 m<sup>2</sup> kitchen with an open fireplace, a 25 m<sup>2</sup> utility room and a 29 m<sup>2</sup> pantry.

The roof has been overhauled and is in good condition. The windows are single-glazed. Heating is provided by fireplaces and drainage is connected to a septic tank that needs to be brought up to code.

On the plot of 18,000 m<sup>2</sup>, which faces the Pyrenees, there is a big barn with small outbuildings that were formerly used as pigsties and a henhouse.

The property needs a complete renovation, but has wonderful potential. The plot surrounds the house, making the environment very pleasant.

Located 45 minutes from Auch and from Tarbes; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic Ocean.

## Summary

Property type:	House
Bedrooms:	2
Price	€166,000

## Key Information

Internal Area:	100 sqm
Land Area:	1.8 ha

## Location: Occitanie



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