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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

Reference	MFH-ADF1626437	Near to	Castelnau-Magnoac	Price	€166,000
Bed	2	Pool	No	Hab.Space	100 sqm
Land	1.8 ha			Land Tax	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 m² and is composed of 2 bedrooms, a living room, a kitchen and outbuildings on a nice plot of 18,000 m² facing the Pyrenees.

To the left of the 9 m² entrance hall is a 20 m² room that could be used as a living room or a bedroom. To the right is a big 25 m² kitchen with an open fireplace, a 25 m² utility room and a 29 m² 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 m², 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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