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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

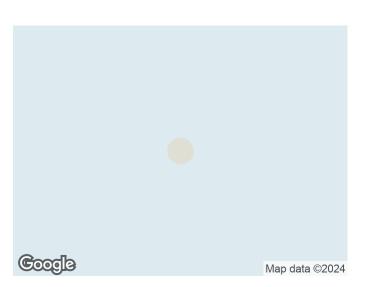
Price €166,000

Key Information

Internal Area: 100 sqm Land Area: 1.8 ha

Location: Occitanie





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S. and L. BROWN



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