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## Farmhouse for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €346,000

inc. of agency fees

4 Beds

170 sqm

4 ha

Located in the Magnoac, near a town with all businesses, this lovely farm house has been partially renovated. It has 4 bedrooms (one...

### At a Glance

<b>Reference</b>	MFH-ADF1626440	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€346,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	4 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the Magnoac, near a town with all businesses, this lovely farm house has been partially renovated. It has 4 bedrooms (one on the ground floor and with a private shower-room), outbuildings, a well and fruit trees on more than 4 hectares of land.

Ideal for all family or professional projects, this farm house is full of charm and has been partially renovated. The ground floor is composed of a big and very bright living room (36 m<sup>2</sup>) with a fitted kitchenette, a sitting

room (34 m<sup>2</sup>) with an open fireplace, a bedroom (23 m<sup>2</sup>) and a recent shower-room (+10 m<sup>2</sup>, with walk-in shower).

Upstairs there are three bedrooms (16 m<sup>2</sup>, 17 m<sup>2</sup> & 22 m<sup>2</sup>), a bathroom and an attic (+80 m<sup>2</sup>) that can be converted into more living spaces.

You'll also enjoy outbuildings (cowshed, workshop) and a well, all on a flat plot of land (+4 hectares) that is planted with trees (apple, fig, peach).

The roof of the main outbuilding has been partly overhauled.

Wood-burning heating and the living room has an A/C system.

Electric hot-water heater (200L).

Joinery is wooden and single-glazed.

Drainage connected to a septic tank.

Located 15 minutes from Masseube and from Boulogne-sur-Gesse; 25 min from Lannemezan; 1 hr 20 min from the airport in Toulouse.

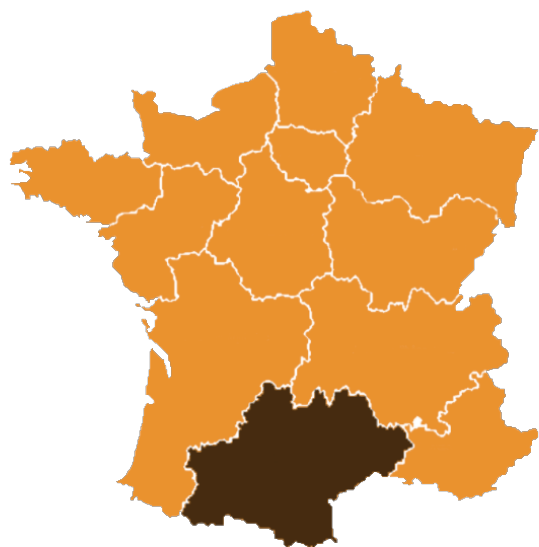
## Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€346,000

## Key Information

Internal Area:	170 sqm
Land Area:	4 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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