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## Farmhouse for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



**€198,000**

inc. of agency fees

3 Beds      148 sqm      2.2 ha

Located between the towns of Castelnau-Magnoac and Galan is this pretty farmhouse for sale offering 145m<sup>2</sup> of living space. In perfect...

### At a Glance

|                  |                |                |                   |                  |          |
|------------------|----------------|----------------|-------------------|------------------|----------|
| <b>Reference</b> | MFH-ADF1626591 | <b>Near to</b> | Castelnau-Magnoac | <b>Price</b>     | €198,000 |
| <b>Bed</b>       | 3              | <b>Pool</b>    | No                | <b>Hab.Space</b> | 148 sqm  |
| <b>Land</b>      | 2.2 ha         |                |                   | <b>Land Tax</b>  | N/A      |

### Property Description

Located between the towns of Castelnau-Magnoac and Galan is this pretty farmhouse for sale offering 145m<sup>2</sup> of living space. In perfect condition, it is situated in a tranquil, countryside setting. A large outbuilding and two hectares of pasture make this perfect for multiple projects.

This pleasant and sunny property offers a spacious home with garages and a hayloft which add lots of charm to the property.

The entrance to the house is central with, to the right, the big kitchen with lots of natural light and a wood burner. To your left is a 22m<sup>2</sup> bedroom with lovely oak flooring. A good-sized bathroom is 10m<sup>2</sup> and there is also a larder and a toilet on this floor.

An exotic wood staircase in perfect condition, as well as the landing and bedroom floorings, leads up to two bedrooms of generous proportions: 24m<sup>2</sup> and 27m<sup>2</sup>. The south-facing aspect of these rooms allows you to admire the view of the Pyrenees from early morning.

Other farm buildings include two garages, a 37m<sup>2</sup> barn and a 57m<sup>2</sup> hayloft allowing you to increase your living areas or complete your projects.

The ensemble is in perfect condition, it will inspire confidence and you may modernise it as you see fit.

The windows are currently wooden framed with one pane of glass. Thermal insulation should be carried out. There is a 3000 litre septic tank system in place which is functioning but not up to current regulations.

A 170m<sup>2</sup> farm building has a small workshop and is attached to the over two hectares of pastures which surround the farm. Possibility exists to acquire a plot of woodland for firewood.

You will be 10 mins from Castelnau-Magnoac for all commerce and services. 15 mins from Lannemezan, 45 from Tarbes and 1h40 from Toulouse. The Pyrenees and skiing less than one hour away.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms:      | 3         |
| Price          | €198,000  |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 148 sqm |
| Land Area:     | 2.2 ha  |

## Location: Occitanie



## Gallery



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