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## House for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



**€166,000**  
inc. of agency fees

2 Beds      78 sqm      1.23 ha

Quietly located 10 minutes from Castelnau-Magnoac and not overlooked, this charming small house (2 bedrooms) sits on more than 1 hectare...

### At a Glance

<b>Reference</b>	MFH-ADF1626617	<b>Near to</b>	Monléon-Magnoac	<b>Price</b>	€166,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	78 sqm
<b>Land</b>	1.23 ha			<b>Land Tax</b>	N/A

### Property Description

Quietly located 10 minutes from Castelnau-Magnoac and not overlooked, this charming small house (2 bedrooms) sits on more than 1 hectare of land. Garage and small outbuilding.

You're going to fall under the charm of this small house as soon as you enter.

To the left of the entrance hall is the first bedroom (9.5 m<sup>2</sup>); to the left is a shower-room (8 m<sup>2</sup>) with a walk-

in shower. The door opposite the entrance opens onto a very bright living-cum-dining room (35 m<sup>2</sup>).

From the living space, a staircase leads to an open space upstairs, 20 m<sup>2</sup> and currently used as the second bedroom.

The patio door in the kitchen opens onto a big terrace with views of the peaceful countryside.

The plot of more than 1 hectare has a small outbuilding with a roof to renovate. It could be the future area for a bedroom, a kitchen, a shower-room and a toilet! Ideal for family members or friends!

The 44 m<sup>2</sup> garage can hold your mower, garden tools, motorcycles, bikes or car.

The garden is planted with trees (olive, wisteria, etc.) and exudes peace and tranquility.

Double-glazed joinery.

Heating by a wood-burning heater.

Electric hot-water heater.

Drainage connected to a septic tank.

Located 20 from Lannemezan; 50 min from Tarbes; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from Biarritz; 1 hr from ski slopes!

## Summary

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

## Key Information

Internal Area:	78 sqm
Land Area:	1.23 ha

## Location: Occitanie





## Gallery







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**C. BAUER – Sunday Times**

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