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House for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



€177,000
inc. of agency fees

1 Beds 90 sqm 2.5 ha

Located between Castelnau-Magnoac and Lannemezan is this little home, typical in style of the Gascogne region, offering a spacious...

At a Glance

Reference	MFH-ADF1626687	Near to	Monléon-Magnoac	Price	€177,000
Bed	1	Pool	No	Hab.Space	90 sqm
Land	2.5 ha			Land Tax	N/A

Property Description

Located between Castelnau-Magnoac and Lannemezan is this little home, typical in style of the Gascogne region, offering a spacious kitchen, living room, sizeable bedroom, walk-in wardrobe and a loft. Outside, there is a covered terrace and over 2.5 hectares of land which is largely fenced.

On entering the gateway to the property you will discover a courtyard where cocks and hens currently strut. The entrance door opens to a lovely staircase with to the right the spacious 29m² kitchen. To the left of the

entrance is the 20m² living room . This room is currently used as a bedroom.

A washroom and a toilet complete the ground floor.

Upstairs, there is a big bedroom and walk-in wardrobe totalling 29m². You may transform the loft space into another bedroom or a washroom.

All windows are double glazed. Sanitation is currently assured by an old septic tank. However, the current owners installed in 2024 a new micro-station system but the connection still has to be completed (for used waters from the washroom and toilet).

There is a 20m² covered terrace for you to enjoy your meals and spend time.

There is a mobile home on the land which is currently used as a DIY workshop.

This small Gascogne home is ideal for nature and animal lovers with over two hectares of land which is largely fenced. Perfect for horses, donkeys, goats, hens, dogs and cats. A natural pond is present for watering and cooling off.

You will be 10 mins Castelnau-Magnoac, 15 mins from Lannemezan, 45 mins from Tarbes and 1h30 from Toulouse.

Summary

Property type:	House
Bedrooms:	1
Price	€177,000

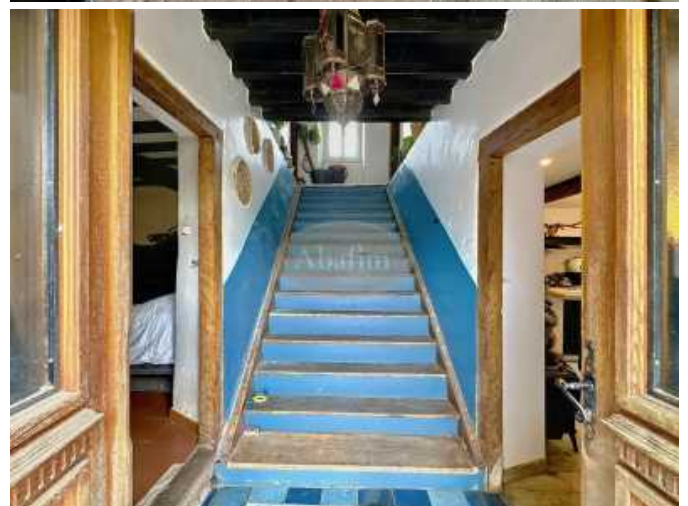
Key Information

Internal Area:	90 sqm
Land Area:	2.5 ha

Location: Occitanie



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