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House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



€167,000

inc. of agency fees

6 Beds 280 sqm 0.1 ha

Located between Castelnau-Magnoac and Trie sur Baise, this imposing property has a living space of 300 m² and sites on 1000 m² of...

At a Glance

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|------------------|----------------|----------------|-------------------|------------------|----------|
| Reference | MFH-ADF1625902 | Near to | Castelnau-Magnoac | Price | €167,000 |
| Bed | 6 | Pool | No | Hab.Space | 280 sqm |
| Land | 0.1 ha | | | Land Tax | N/A |

Property Description

Located between Castelnau-Magnoac and Trie sur Baise, this imposing property has a living space of 300 m² and sites on 1000 m² of land.

This property is the ideal place for families wishing to live together or as an investment rental.

The first house measures 143 m² and is composed of a bright living room (26 m²) with a fireplace. Next to it

is a big sun room (17 m²) for your most beautiful plants and lemon trees.

The ground floor also has a kitchen (19 m²), a bedroom (17 m²), a bathroom and a separate toilet.

Upstairs, there are two big bedrooms (17 m² & 19 m²) and an antechamber (13 m²) facing due south and with truly lovely wooden floors. The big attic space (28 m²) could be converted.

The second house measures 156 m² and is composed of a big 27 m² room, followed by a dining room (20 m²). You'll appreciate curling up next to the fireplace in winter. This room has a kitchenette (6 m²). Both rooms have direct access to the outside.

The ground floor also has a 15 m² bedroom and a bathroom (11 m²) with a toilet.

Upstairs, there are two big bedrooms (27 m² & 41 m²) with huge space for sleeping.

The property also has two outbuildings with attic space and cowsheds. Many places for storage.

Each dwelling has its own water source, electrical wiring and drainage system.

Single glazing.

Gas-fired heating.

Located only 5 minutes from all conveniences; 30 min from Lannemezan and from Auch; 1 hr from ski stations; 2 hr from beaches of the Atlantic Ocean.

Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 6 |
| Price | €167,000 |

Key Information

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|----------------|---------|
| Internal Area: | 280 sqm |
| Land Area: | 0.1 ha |

Location: Occitanie



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C. BAUER – Sunday Times

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