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## House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €180,000

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 m<sup>2</sup> and sites on 1000 m<sup>2</sup> of...

### At a Glance

<b>Reference</b>	MFH-ADF1625902	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€180,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.1 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnau-Magnoac and Trie sur Baise, this imposing property has a living space of 300 m<sup>2</sup> and sites on 1000 m<sup>2</sup> of land.

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

The first house measures 143 m<sup>2</sup> and is composed of a bright living room (26 m<sup>2</sup>) with a fireplace. Next to it

is a big sun room (17 m<sup>2</sup>) for your most beautiful plants and lemon trees.

The ground floor also has a kitchen (19 m<sup>2</sup>), a bedroom (17 m<sup>2</sup>), a bathroom and a separate toilet.

Upstairs, there are two big bedrooms (17 m<sup>2</sup> & 19 m<sup>2</sup>) and an antechamber (13 m<sup>2</sup>) facing due south and with truly lovely wooden floors. The big attic space (28 m<sup>2</sup>) could be converted.

The second house measures 156 m<sup>2</sup> and is composed of a big 27 m<sup>2</sup> room, followed by a dining room (20 m<sup>2</sup>). You'll appreciate curling up next to the fireplace in winter. This room has a kitchenette (6 m<sup>2</sup>). Both rooms have direct access to the outside.

The ground floor also has a 15 m<sup>2</sup> bedroom and a bathroom (11 m<sup>2</sup>) with a toilet.

Upstairs, there are two big bedrooms (27 m<sup>2</sup> & 41 m<sup>2</sup>) 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	€180,000

## Key Information

Internal Area:	280 sqm
Land Area:	0.1 ha

## Location: Occitanie



## Gallery



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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