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Countryside house for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



€145,000

inc. of agency fees

3 Beds 140 sqm 0.35 ha

Located between Boulogne-sur-Gesse and Castelnau-Magnoac, this lovely Gascon house from 1826, to completely renovate, has a living...

At a Glance

Reference	MFH-ADF1626050	Near to	Castelnau-Magnoac	Price	€145,000
Bed	3	Pool	No	Hab.Space	140 sqm
Land	0.35 ha			Land Tax	N/A

Property Description

Located between Boulogne-sur-Gesse and Castelnau-Magnoac, this lovely Gascon house from 1826, to completely renovate, has a living space of 140 m² and sits on more than 3500 m² of land.

From the entrance hall, on the right is a very bright living room (26 m²) that gives onto the yard. On the left is

a 13 m² room that could be used as a bedroom or dining room. The ground floor also has a 23 m² utility room, a bathroom and a 16 m² wine and spirits house.

Upstairs, there are two big bedrooms (15 m² & 30 m²). The huge attic (55 m²) has huge possibilities for conversion. The entire property needs renovation and to be brought up to code. The L-shaped barn and agricultural outbuildings can be used to your liking in these authentic structures.

The grounds measure more than 3500 m² and has several entrances. There is also a well and several outbuildings for storage.

Joinery is single-glazed.

Heating: wood-burning.

Individual drainage system connected to a septic tank and up to code.

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

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€145,000

Key Information

Internal Area:	140 sqm
Land Area:	0.35 ha

Location: Occitanie



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