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## Chalet for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



**€150,000**

inc. of agency fees

3 Beds      130 sqm      0.67 ha

Located 6 minutes east of Castelnau-Magnoac, this double dwelling to renovate consists of a house, a chalet and 6700 m<sup>2</sup> of wooded...

### At a Glance

<b>Reference</b>	MFH-ADF1625620	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€150,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	0.67 ha			<b>Land Tax</b>	N/A

### Property Description

Located 6 minutes east of Castelnau-Magnoac, this double dwelling to renovate consists of a house, a chalet and 6700 m<sup>2</sup> of wooded land.

As for the first house, the ground floor is composed of a 29 m<sup>2</sup> garage, a 14 m<sup>2</sup> bedroom, an 11 m<sup>2</sup> pantry and a 4 m<sup>2</sup> open space with the staircase to the floor above.

The next level has an 8 m<sup>2</sup> kitchen, a 30 m<sup>2</sup> living room with a fireplace, a 12 m<sup>2</sup> bedroom, a bathroom and a separate toilet.

The balcony has a 15 m<sup>2</sup> terrace.

The roof has interlocking concave tiles. Heating is provided by the fireplace and electric convector heaters.

The second dwelling is a chalet composed of a 30 m<sup>2</sup> living area, a kitchen (+6 m<sup>2</sup>) and a 5 m<sup>2</sup> bathroom. Possible to create an area for sleeping on the 10 m<sup>2</sup> mezzanine.

The chalet also has a fireplace equipped with a system to distribute water to the radiators.

Both dwellings have double glazing.

There is a 150L electric hot-water heater.

Drainage is connected to a septic tank that is not up to code.

Renovation and updating are needed.

Located 22 minutes from Lannemezan; 45 min from Auch; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Atlantic Ocean.

## Summary

Property type:	Chalet
Bedrooms:	3
Price	€150,000

## Key Information

Internal Area:	130 sqm
Land Area:	0.67 ha

## Location: Occitanie



## Gallery



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