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## Countryside house for sale in Hautes-Pyrénées

**Monléon-Magnoac , Hautes-Pyrénées , Occitanie**



**€209,000**

inc. of agency fees

**3 Beds      170 sqm      0.5 ha**

Situated in a quiet location in Monleon-Magnoac is this unusual home for sale offering a spacious living room, kitchen, study, two...

### At a Glance

<b>Reference</b>	MFH-ADF1626013	<b>Near to</b>	Monléon-Magnoac	<b>Price</b>	€209,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.5 ha			<b>Land Tax</b>	N/A

### Property Description

Situated in a quiet location in Monleon-Magnoac is this unusual home for sale offering a spacious living room, kitchen, study, two bedrooms and a small annexe to use as you wish, on a 5000m<sup>2</sup> plot of land.

This charming home, offering 140m<sup>2</sup> of space in a haven of peace and quiet, has a 60m<sup>2</sup> living room, 10m<sup>2</sup>

kitchen, laundry area and a 10m<sup>2</sup> study whilst a passageway leads to a bathroom and toilet.

Stairs up from the living room lead to a 33m<sup>2</sup> bedroom with shower and toilet. A second staircase leading from the passageway accesses a second bedroom of 18m<sup>2</sup>.

Heating is assured by two wood burners. There is a hot water storage tank powered by electricity. The windows are partially double glazed.

The outside terrace has a 23m<sup>2</sup> annexe where can add an extra bedroom, library, games or exercise room etc.

An open hangar will allow to store your car, tractor, bikes etc. There are also two sheds at the end of the garden which measures 5000m<sup>2</sup> and is fully fenced.

This property is ideal for animal and nature lovers.

You will be 10 mins from Castelnau-Magnoac, 15 mins from Boulogne-sur-Gesse, 25 mins from Lannemezan, 5t mins from Tarbes, 1h10 from skiing.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€209,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.5 ha

## Location: Occitanie





## Gallery



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