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## Countryside house for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €247,000

inc. of agency fees

3 Beds      145 sqm      0.6 ha

Located between Castelnau-Magnoac and Boulogne-sur-Gesse is this pleasant home to restore to modern tastes offering 145m<sup>2</sup> of living...

### At a Glance

<b>Reference</b>	MFH-ADF1626120	<b>Near to</b>	Castelnau-Magnoac	<b>Price</b>	€247,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.6 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnau-Magnoac and Boulogne-sur-Gesse is this pleasant home to restore to modern tastes offering 145m<sup>2</sup> of living space (three bedrooms one of which ground floor) on 5900m<sup>2</sup> of land. There is a garage, a well, a pond and outbuildings.

The ground floor is comprised of a 23m<sup>2</sup> kitchen, 23m<sup>2</sup> living room and a 14m<sup>2</sup> larder. A step allows you to access a passageway leading to an 11m<sup>2</sup> bedroom, a washroom (shower and sink) and a toilet.

Upstairs, a 6m<sup>2</sup> landing serves two bedrooms, 22m<sup>2</sup> and 24m<sup>2</sup>.

You will also have outbuildings including a 132m<sup>2</sup> livestock barn, a 16m<sup>2</sup> garage, a workshop and a henhouse.

Heating is provided by a fuel-powered system installed in 1996. There is an electric-powered hot water storage tank. Some windows are wooden framed and double glazed, installed in 1998. The roof of the house was relaid in 1987 and the garage roof in 2014. The loft was insulated in 2019. The property is served by an individual sewage system not up to current regulations.

You will be 10 mins from Castelnau-Magnoac for all commerce and services, 5 mins from Boulogne-sur-Gesse, 20 mins from Masseube, 50 mins from Tarbes, 1h30 from Toulouse, 2h30 from the Atlantic coast and the beach.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€247,000

## Key Information

Internal Area:	145 sqm
Land Area:	0.6 ha

## Location: Occitanie



# Gallery



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**C. BAUER – Sunday Times**

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