



Charming Home with Outbuildings,

65230, Hautes-Pyrénées, Occitanie

€330,000

Ref: AF25068

* 4 Beds * 200m²

Located 9 mins from Castelnau-Magnoac in a quiet, countryside environment is this charming property for sale offering 200m² of living space with a leafy and fully fenced plot of land of 8000m². There are four bedrooms, a fitted kitchen, dining room, living room with fireplace and a washroom. There...

- Number of rooms: 7

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French Entrée 

Property Description

Located 9 mins from Castelnau-Magnoac in a quiet, countryside environment is this charming property for sale offering 200m² of living space with a leafy and fully fenced plot of land of 8000m². There are four bedrooms, a fitted kitchen, dining room, living room with fireplace and a washroom. There is also a gite to renovate with a bread oven in excellent condition and other outbuildings.

The house has, on its ground floor, a 5m² entrance hall serving to the left, the 26m² fitted kitchen which enjoys lots of natural light. A small door leads to the 26m² larder to the rear.

To the left is the 24m² living room with a fireplace with wood burner, and a 24m² dining room. The ground floor has also a 21m² bedroom, a 9m² washroom and separate toilet.

A wooden staircase leads up to an 8m² landing which serves three bedrooms: 12m², 25m² and finally a 29m² bedroom with magnificent walk-in wardrobe. There is also a corner study, a toilet and a 5m² space equipped with the plumbing necessary to create a second washroom.

Independent from the main house is a pretty outbuilding offering 26m² on the ground floor and 26m² upstairs. You can make use of the superb bread oven in excellent condition.

The spacious outbuildings of around 200m² include a 50m² covered terrace for storage or other uses.

The tile roof and insulation are in perfect condition. Windows are PVC-framed and double glazed. There is fuel-powered central heating as well as the wood burner in the living room. The property is served by a septic tank system.

The 8000m² of land has a lovely view of the surrounding countryside, some beautiful trees and an area which may serve to keep poultry as well as a superb pigsty.

You will be 9 mins from Castelnau-Magnoac, 50 mins from Auch, 50 mins from Tarbes and it's airport, 1h20 from Toulouse, 1h from Saint-Lary-Soulan, 2h from the Atlantic coast and 1h from the Spanish border.

Gallery

