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## Renovated Farmhouse Views Pyrenees

260 000 € [Gebühren an den Verkäufer]



- Referenz : AF25879
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 3
- Wohnfläche : 180 m<sup>2</sup>
- Grundstücksfläche : 1 000 m<sup>2</sup>
- Grundsteuer : 749 €



Located between Castelnau-Magnoac and Montréjeau is this ravishing farmhouse dating from 1840 and offering a fitted kitchen, living area, three bedrooms, two bathrooms and 1000m<sup>2</sup> of land.

The 13m<sup>2</sup> entrance hall serves, to the left, the 33m<sup>2</sup> kitchen which enjoys lots of natural light via its many windows and has a dining area as well as cooker hob with extractor fan, a top of the range oven, a fridge and freezer. It's a perfect area for spending time with friends and family around a meal.

A passageway from the kitchen leads to a washroom, a toilet and a 19m<sup>2</sup> workshop.

To the right of the entrance is a 33m<sup>2</sup> living room with wood burner.

Upstairs is a 18m<sup>2</sup> bedroom with walk-in wardrobe and a corridor leading to two more bedrooms (13m<sup>2</sup> & 14m<sup>2</sup>) and a 10m<sup>2</sup> bathroom.

A study or office space has been arranged on the mezzanine, accessed by a staircase.

Attached to the house, an open barn has been partially converted to a summer kitchen complete with sink and cooker. An ideal space for spending your summer's evenings.

The house is sold furnished and equipped (except the current owners tools and workshop equipment).

Central heating is provided by an aero thermal (heat pump) and solar panels supply air condition upstairs.

Hot water is supplied by an electric powered storage tank. The roof was relaid in 2018 and is insulated with waterproofing and 30cm of rockwool. All windows are double glazed. The property is served by an individual sewage system.

Possibility exists to acquire a further one hectare of land to the south.

You will be 17 mins from Castelnau-Magnoac, 20 mins from Montrejeau, 45 mins from Tarbes, 1h from Auch and 1h30 from Toulouse.

**ENERGIEVERBRAUCH : D (206)**

**TREIBHAUSGAS : A (6)**