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## Countryside Family Home w/Business

295 000 € [Gebühren an den Verkäufer]



- Referenz : AF25882
- Zimmeranzahl : 8
- Schlafzimmeranzahl : 4
- Wohnfläche : 350 m<sup>2</sup>
- Grundstücksfläche : 4 500 m<sup>2</sup>
- Grundsteuer : 785 €



Located between Castelnau-Magnoac and Trie-sur-Baïse is this countryside property for sale. Enjoying lots of natural light, it is currently comprised of a private 4-bedroom home and a professional restaurant business. The whole is easily transformable into one larger home or two separate dwellings. It is surrounded by 4500m<sup>2</sup> of grounds in a quiet setting.

Situated in a pleasant village in a rolling valley, this lovely family home has been tastefully renovated.

The ground floor consists of an entrance hall with storage cupboards which in turn accesses a 29m<sup>2</sup> living area with fireplace. Continuing on is the 18m<sup>2</sup> kitchen with gas cooker, dish washer and 3m<sup>2</sup> storage space.

There is a 13m<sup>2</sup> corridor which serves two bedrooms of 21m<sup>2</sup> each (one with built-in storage) and a 9m<sup>2</sup> bathroom with shower, bath and separate toilet. Upstairs in the attic space, there are two more bedrooms (16m<sup>2</sup> & 21m<sup>2</sup>) and a 5m<sup>2</sup> washroom.

But this is not all: this building possesses a business section which you could conserve or convert to living space. Two dwellings could indeed be created with some building works.

This section is comprised of an entrance, a spacious room (56m<sup>2</sup>) with fireplace currently serving as the restaurant (perfect for creation of living and dining space), a 30m<sup>2</sup> professional kitchen divided into three distinct sections (preparation, cooking and washing) and a toilet.

The roof is in very good condition and insulated with glass wool. There is a gas powered condensation heater providing heating and hot water. All windows are double glazed. The property is served by an individual sewage system. Energy efficiency classed C.

The 4500m<sup>2</sup> of grounds could accommodate a swimming pool and has a garden section. There is a garage and poultry house also.

You will be 6 mins from Castelnau-Magnoac, 14 mins from Trie-sur-Baïse, 25 mins from Masseube, 55 mins from Auch, 55 mins from Tarbes, 1h45 from Toulouse and airport, 2h30 from the Atlantic coast.

**ENERGIEVERBRAUCH : C (103)**

**TREIBHAUSGAS : C (19)**