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## Isolated Gascon house to renovate

**165 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26050
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 3
- Wohnfläche : 140 m<sup>2</sup>
- Grundstücksfläche : 3 658 m<sup>2</sup>
- Grundsteuer : 377 €



Located between Boulogne-sur-Gesse and Castelnau-Magnoac, this lovely Gascon house from 1826, to completely renovate, has a living space of 140 m<sup>2</sup> and sits on more than 3500 m<sup>2</sup> of land.

From the entrance hall, on the right is a very bright living room (26 m<sup>2</sup>) that gives onto the yard. On the left is a 13 m<sup>2</sup> room that could be used as a bedroom or dining room. The ground floor also has a 23 m<sup>2</sup> utility room, a bathroom and a 16 m<sup>2</sup> wine and spirits house.

Upstairs, there are two big bedrooms (15 m<sup>2</sup> & 30 m<sup>2</sup>). The huge attic (55 m<sup>2</sup>) has huge possibilities for conversion. The entire property needs renovation and to be brought up to code. The L-shaped barn and agricultural outbuildings can be used to your liking in these authentic structures.

The grounds measure more than 3500 m<sup>2</sup> and has several entrances. There is also a well and several outbuildings for storage.

Joinery is single-glazed.

Heating: wood-burning.

Individual drainage system connected to a septic tank and up to code.

Located 5 minutes from all conveniences; 30 min from Lannemezan and Auch; 1 hr from ski stations; 2 hr from beaches on the Atlantic coast.