

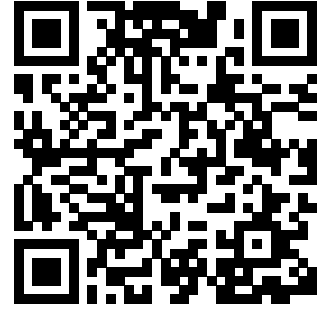


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## Village house, garden

**60 000 €** [Gebühren an den Verkäufer]



- Referenz : AF26073
- Zimmeranzahl : 5
- Schlafzimmeranzahl : 2
- Wohnfläche : 90 m<sup>2</sup>
- Grundstücksfläche : 188 m<sup>2</sup>



Located in Castelnau-Magnoac, this village house to renovate has a living space of 90 m<sup>2</sup> and 2 bedrooms, on a nice small garden. All businesses are within walking distance.

This small terraced house (an authentic village house) to entirely renovate is ideal as a first purchase or as an investment.

The ground floor has three rooms in a row. The front door opens onto a 15 m<sup>2</sup> living room, followed by an 18 m<sup>2</sup> dining room and then a 6 m<sup>2</sup> kitchen. Next is an open space that gives onto the garden and the shower-room (5 m<sup>2</sup>; shower and toilet).

From the living room, a nice wooden staircase leads to the 2 big bedrooms upstairs (14 m<sup>2</sup> & 20 m<sup>2</sup>), one with views of the Pyrenees.

You can also use the attic for storage.

The house has an oil-fired boiler (defective).  
Single glazing  
Connected to mains drainage.

Nice small long garden (120 m<sup>2</sup>) behind the house.

All businesses and conveniences are within walking distance.

Located 15 minutes from Masseube; 20 min from Lannemezan and from Boulogne-sur-Gesse; 1 hr 30 min from ski slopes; 2 hr 30 min from the Atlantic Ocean.

**ENERGIEVERBRAUCH : F (271)**

**TREIBHAUSGAS : F (84)**