

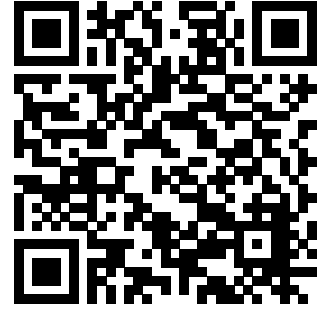


16, Avenue de la Marne - 65000 TARBES  
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660  
**abafim.de**

Kontakt auch per E-Mail unter [contact@abafim.com](mailto:contact@abafim.com)

## Village Home To Renovate

**36 000 €** [Gebühren an den Verkäufer]



- Referenz : AF26119
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 3
- Wohnfläche : 140 m<sup>2</sup>
- Grundstücksfläche : 1 000 m<sup>2</sup>



Situated just 5 mins from the pretty town of Castelnau-Magnoac is this charming village house to restore. Offering 140m<sup>2</sup> of living space to renovate to your tastes with 1145m<sup>2</sup> of surrounding land. It's potential only requires your input to be fully realised. Some building materials are included in the sale. An excellent opportunity for your new life in France.

If you're looking for a property you can shape to your own tastes then this is for you with 85m<sup>2</sup> of space on the ground floor and 65m<sup>2</sup> upstairs.

The main door opens to a 7m<sup>2</sup> entrance hall with to your right a 30m<sup>2</sup> space ready to install your kitchen. To the left is a living area with fireplace divided into two rooms of 22m<sup>2</sup> & 13m<sup>2</sup>. A third 9m<sup>2</sup> room could serve as bedroom or office. Separate rooms for a bathroom and toilet are also found on this level.

Upstairs it will be possible to enjoy three bedrooms of 13m<sup>2</sup>, 14m<sup>2</sup> & 16m<sup>2</sup>. A fourth 9m<sup>2</sup> space could serve as bedroom, dressing room, play room...All necessary plumbing is in place to install a bathroom or shower room with a toilet.

Outside, at the side of the kitchen, you will enjoy a 13m<sup>2</sup> covered terrace, perfect for enjoying your meals in the shade on a hot summers day.

Some windows have been replaced. A sewage system will have to be created and installed.

You will be 1h from Tarbes airport and its TGV railway station. 1h30 from numerous skiing areas. 1h45 from Toulouse. A day at the beach on the Basque coast 2h.