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Beautiful Home, Gite, Land

277 000 € [Gebühren an den Verkäufer]



- Referenz : AF26152
- Zimmeranzahl : 7
- Schlafzimmeranzahl : 5
- Wohnfläche : 230 m²
- Grundstücksfläche : 25 000 m²
- Grundsteuer : 707 €



Located between Castelnau-Magnoac and Boulogne-sur-Gesse is this charming renovated farmhouse offering 150m² of living space, a gite and numerous outbuildings on over 2.5 hectares of land.

Located in a hamlet, this charming old farmhouse has been tastefully renovated and is ideal for a large family or for welcoming friends or paying guests thanks to its independent gite.

The entrance to the main house opens, to the left, to the 25m² dining room. To the right is the 30m² living room, a very cosy space with its wood burner. A patio door allows natural light and a view of the countryside.

The 15m² kitchen is accessed from the living room as well as a small washroom, toilet and laundry where the fuel-powered heating boiler and 300l hot water storage tank are located.

Upstairs are three bedrooms, one of which is 29m² with attached bathroom. The two other bedrooms measure 16m² and 17m² and are communicating.

The main house has double glazing and classic insulation (blown glass wool) in the attic.

The gite has 80m² of space shared between a living space, corner kitchen, two bedrooms of over 20m² each, a smaller 10m² bedroom and two washrooms. Heating uses electricity. A small private garden will allow your guests to feel at home.

There are numerous outbuildings: a shelter, barns, livestock barns, totalling 300m².

The land measures over 25000m² and consists mainly of pastures and fruit trees (apple, cherry, fig) as well as some woods, not attached.

The property is served by an individual sewage system (up to current regulations) and the house may be sold fully or partly furnished.

You will be 10 mins from Castelnau-Magnoac, 10 mins from Boulogne-sur-Gesse, 25 mins from Lannemezan, 55 mins from Tarbes, 1h30 from Toulouse airport.

ENERGIEVERBRAUCH : D (213)

TREIBHAUSGAS : D (42)