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## House & business in town centre

**275 000 €** [Gebühren an den Verkäufer]



- Referenz : AF26206
- Zimmeranzahl : 12
- Schlafzimmeranzahl : 6
- Wohnfläche : 300 m<sup>2</sup>
- Grundstücksfläche : 1 452 m<sup>2</sup>
- Grundsteuer : 2 287 €



Located between Castelnau-Magnoac and Miélan, this big house and its business measure 300 m<sup>2</sup>. Only 2 minutes on foot from the nice centre of town with all its conveniences. The garden of 1000 m<sup>2</sup> is tree-filled and fenced-in.

To the right of the entrance is a 16 m<sup>2</sup> study, with a big 27 m<sup>2</sup> pantry to the left with old cement tiles. It could be used for diverse reasons.

The equipped 21 m<sup>2</sup> kitchen has two entrances, one from the business area and one from the garden, thanks to its patio door.

The 37 m<sup>2</sup> living room is very bright and opens gives onto the terrace. It has a wood-burning insert, allowing you to enjoy a warm atmosphere.

Still on the ground floor, there is a 9 m<sup>2</sup> shower-room (handicap accessible) and a separate toilet, both recently renovated.

A magnificent marble and wrought iron staircase leads to the first floor, which has 6 bedrooms (11 m<sup>2</sup> - 20 m<sup>2</sup>). There is also a 54 m<sup>2</sup> attic that is entirely suitable for conversion.

Accessible from the inside of the house, the bakery (104 m<sup>2</sup>) is ready to start business again. It could also be used as a garage and/or a workshop.

This pleasant house has a garden on which a swimming pool can be built. It has a big terrace and a working well, a wonderful spot to relax after work.

Gas-fired central heating; double-glazing; good insulation; mains drainage.

Located 15 minutes from Castelnau-Magnoac; 35 min from Tarbes; 1 hr from ski resorts; 2 hr from the Atlantic Ocean.

**ENERGIEVERBRAUCH : C (168)**

**TREIBHAUSGAS : C (27)**