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## House + outbuildings, quiet

**110 000 €** [ Gebühren an den Verkäufer ]



- Referenz : AF26167
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 2
- Wohnfläche : 129 m<sup>2</sup>
- Grundstücksfläche : 3 000 m<sup>2</sup>
- Grundsteuer : 376 €



Located 11 minutes north of Lannemezan, this property consists of a building facing east (129 m<sup>2</sup> living space) composed of 2 bedrooms, a living room, a kitchen and a shower-room to equip, a cowshed and diverse outbuildings (450 m<sup>2</sup>), quietly situated in a hamlet and with 3000 m<sup>2</sup> of land with trees and not overlooked.

Thanks to its numerous outbuildings (floor surface of 450 m<sup>2</sup>), this property lends itself to different projects and has lovely views of the surrounding peaceful environment.

The front door of the house opens onto an entrance hall (6 m<sup>2</sup>). To the left is the living room (27 m<sup>2</sup>) and to the right is the kitchen (23 m<sup>2</sup>) and a shower-room (9 m<sup>2</sup>) to be entirely equipped.

Next is the old cowshed (74 + 29 = 103 m<sup>2</sup>) and its hayloft (155 m<sup>2</sup>).

A nice wooden staircase leads to the next floor. The landing (8 m<sup>2</sup>) gives onto to lovely bedrooms (30 m<sup>2</sup> with a fireplace and 24 m<sup>2</sup>).

The attic is reached from the landing. It isn't suitable for conversion but can be used for storing things (64 m<sup>2</sup> floor surface).

The house has an adjoining garage (31 m<sup>2</sup> with a loft), with an agricultural hangar next to it (98 m<sup>2</sup>).

To the south, a new outbuilding (218 m<sup>2</sup>) has three barns (120 m<sup>2</sup>, 30 m<sup>2</sup> & 17 m<sup>2</sup>) and an agricultural hangar with metal roofing (51 m<sup>2</sup>).

There is a 3m deep pit on the east side that collects rain water.

Construction is traditional. The roofs are fibrocement and tiled for the outbuildings. Windows are double-glazed. Heating needs to be installed. The house has an electric hot-water heater. Drainage will need to be connected to a septic tank or a micro station.

Located 11 minutes north of Lannemezan and from a national railway station (SNCF); 16 min from the motorway; 45 min from Tarbes, a high-speed train station (TGV) and a golf course; 55 min from Lourdes; 1 hr from Spain and ski slopes; 1 hr 10 min from Pau; 1 hr 35 min from Toulouse; 2 hr from Biarritz; 2 hr 45 min from the Mediterranean Sea.

## Consommation énergétique :

*Logement économe*

**0-50 A**

**51-90 B**

**91-150 C**

**151-230 D**

**231-330 E**

**331-450 F**

**>450 G**

*Logement énergivore*

DPE :

Bien non soumis aux DPE.