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## Small barn to renovate

**37 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26289
- Zimmeranzahl : 2
- Wohnfläche : 35 m<sup>2</sup>
- Grundstücksfläche : 1 900 m<sup>2</sup>



Located between Trie-sur-Baïse and Mirande, this small barn to renovate measures 90 m<sup>2</sup> and has lots of layout possibilities. It sits on 1900 m<sup>2</sup> of land.

This barn looks like a small L-shaped farmhouse and would charm nature enthusiasts that are keen on renovating buildings.

Lots of things need to be done in this small charming building, but it could rapidly be transformed into a charming and pleasant second or main home after carrying out the work.

The roof needs to be overhauled. Electricity and water are on the land. The only thing left to do is to install meters and of course a septic tank.

There is a floor surface of 140 m<sup>2</sup> and a 45 m<sup>2</sup> hayloft, all being suitable for conversion. The right part of the building measures 35 m<sup>2</sup> and seem easier to renovate.

Located 10 minutes from Trie-sur-Baïse; 20 min from Mirande; 30 min from Marciac and its Jazz Festival; 1 hr 30 min from ski slopes.

### 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.