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## Lovely quiet farm house

**155 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26723
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 2
- Wohnfläche : 100 m<sup>2</sup>
- Grundstücksfläche : 18 000 m<sup>2</sup>
- Grundsteuer : 370 €



Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of 100 m<sup>2</sup> and is composed of 2 bedrooms, a living room, a kitchen and outbuildings on a nice plot of 18,000 m<sup>2</sup> facing the Pyrenees.

To the left of the 9 m<sup>2</sup> entrance hall is a 20 m<sup>2</sup> room that could be used as a living room or a bedroom. To the right is a big 25 m<sup>2</sup> kitchen with an open fireplace, a 25 m<sup>2</sup> utility room and a 29 m<sup>2</sup> pantry.

The roof has been overhauled and is in good condition. The windows are single-glazed. Heating is provided by fireplaces and drainage is connected to a septic tank that needs to be brought up to code.

On the plot of 18,000 m<sup>2</sup>, which faces the Pyrenees, there is a big barn with small outbuildings that were formerly used as pigsties and a henhouse.

The property needs a complete renovation, but has wonderful potential. The plot surrounds the house, making the environment very pleasant.

Located 45 minutes from Auch and from Tarbes; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic Ocean.

DPE :

Bien non soumis aux DPE.