



16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de
Kontakt auch per E-Mail unter contact@abafim.com

Farmhouse to renovate

88 000 € [Gebühren an den Verkäufer]

- Referenz : AF26738
- Zimmeranzahl : 4
- Schlafzimmeranzahl : 2
- Wohnfläche : 120 m²
- Grundstücksfläche : 3 500 m²



Located between Castelnau-Magnoac and Trie-sur-Baïse, this farmhouse to renovate has a living space of 120 m² and 3500 m² of land.

If you have the spirit of a builder and a second-hand goods dealer, this nice farmhouse is for you. The house needs work and is rather cluttered. The current owner is an open-air jumble seller and the house needs some big improvements on the roof and chimney wall, which is partially collapsed.

The house is a traditional Gascon with a room on each side of the front door. On the right is a 27 m² living room and on the left is a 23 m² kitchen.

Upstairs, the layout is the same, with a 27 m² bedroom on the north side and a 24 m² bedroom on the south side. There is also a 4 m² shower-room. The toilet is in the entrance hall on the ground floor.

Heating is provided by mobile electric heaters and drainage is connected to a septic tank.

Several outbuildings, with a floor surface of more than 100 m², can be converted.

The land of 3500 m² is tree-filled and needs, just as the rest of the house, some upkeep in order to fully enjoy it.

Located 7 minutes from Castelnau-Magnoac and 10 min from Trie-sur-Baïse; 45 min from Tarbes and Auch; 1 hr 15 min from the airport in Toulouse and from ski slopes; 2 hr from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.