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## Wonderful property + apartment

**329 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26741
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 4
- Wohnfläche : 200 m<sup>2</sup>
- Grundstücksfläche : 12 200 m<sup>2</sup>
- Grundsteuer : 500 €



Located 5 minutes from Marciac, this house measures 140 m<sup>2</sup> and is composed of a kitchen-cum-dining room, a living room, two bedrooms, a bathroom and a toilet, in addition to an apartment (60 m<sup>2</sup>) with an open-plan kitchen, two bedrooms, two shower-rooms with a toilet, a terrace and an agricultural hangar on 12,000 m<sup>2</sup> of land.

As soon as you go through the front gate, you're going to fall under the charm of this property and its many outbuildings.

From the front door of the main house, spacious and bright, the 140 m<sup>2</sup> is composed of a big living-cum-dining room (24 m<sup>2</sup>), a kitchen-cum-dining room (23 m<sup>2</sup>), a bathroom (5 m<sup>2</sup>) and a toilet.

From the kitchen, a hallway leads to the two bedrooms (13 m<sup>2</sup> & 15 m<sup>2</sup>).

Returning to the hallway, you have direct access to the first garage (32 m<sup>2</sup>), today transformed into storage space. Then, on the left, is a second garage (20 m<sup>2</sup>).

The two dwellings are totally separate in every aspect, but they could be connected.

The self-contained apartment (60 m<sup>2</sup>) has its own private access from outside, with no need to cross through the main house.

The ground floor of this apartment is composed of a living room (25 m<sup>2</sup>), a kitchen-cum-dining room (19 m<sup>2</sup>), a bedroom (9 m<sup>2</sup>), a shower-room (4 m<sup>2</sup>) and a toilet.

A wonderful wooden staircase leads to the first floor. The landing gives onto a bathroom with a toilet (5 m<sup>2</sup>), a sunroom (21 m<sup>2</sup>) and a bedroom (25 m<sup>2</sup>).

This layout allows for many possibilities:

- yearly or seasonal rental with the famous Jazz Festival in Marciac
- a separate dwelling for a teenager, or for your family and friends to use.

Returning outside, there is an agricultural hangar (38 m<sup>2</sup>) that could be used as a garage, workshop or storage space.

The roof is tiled.

Joinery is PVC and double-glazed.

Drainage is connected to a septic tank.

Heating is provided by a heat pump that also provides reversible air-conditioning in the house, in addition to the central fireplace.

Located 5 minutes from Marciac and schools (primary & secondary); 15 min from a golf course; 35 min from Tarbes, a high-speed train station (TGV), an airport and the motorway; 1 hr from Pau and its airport; 1 hr 40 min from the airport in Toulouse, Spain, ski slopes and the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

**ENERGIEVERBRAUCH : E (320)**  
**TREIBHAUSGAS : B (10)**