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Charming Home with Grounds

212 000 € [Gebühren an den Verkäufer]

- Referenz : AF26767
- Zimmeranzahl : 9
- Schlafzimmeranzahl : 5
- Wohnfläche : 260 m²
- Grundstücksfläche : 3 000 m²
- Grundsteuer : 1 335 €



Located in the heart of an adorable village between Castelnau-Magnoac and Boulogne-sur-Gesse, this spacious, 260m², home is set in a dominant position with over 3000m² of land.

A lovely track rises and touches an ancient mound where once a feudal tower stood, and leads to the 25m² entrance to the house which is ideal for hosting family events.

To the right, a 22m² room currently serves as a bedroom but could once again fulfil its original intention as a sitting room. Further and to the right is a room which once served as a workshop.

To the other side of the entrance is a pretty dining room with fireplace, a 17m² kitchen and a 13m² bedroom with its original two-section bathroom. The ground floor also has a laundry with a service entrance and a 29m² garage.

The upstairs, depending on your wishes, could be transformed into an apartment. It has four bedrooms (14m², 16m², 20m² and 21m²), a bathroom in two sections, a 9m² kitchen and a 21m² dining and living room. Some small loft space under the sloping roof completes the house.

This charming building would benefit from a major modernisation and some work on the windows and wiring. It would, in return, offer a valuable return on investment.

The house has central heating provided by oil on the ground floor and electric-powered radiators upstairs. There is an electric-powered hot water storage tank. Windows have one pane of glass and the property has an individual sewage system.

The property has shaded grounds and, with its century-old trees, oozes an undeniable charm. There is a 70m² outbuilding located at the entrance to the property at the lower part of the land, which has a storage space and pyre.

You will be 5 mins from Castelnau-Magnoac, 45 mins from Auch, 1h20 from Toulouse and its airport, 1h from mountain hiking trails and skiing, 2h from the Atlantic coast and 3h30 from the Mediterranean.

ENERGIEVERBRAUCH : F (329)

TREIBHAUSGAS : F (86)