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## Renovated Chalet

**77 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26812
- Zimmeranzahl : 3
- Schlafzimmeranzahl : 1
- Wohnfläche : 44 m<sup>2</sup>
- Grundstücksfläche : 300 m<sup>2</sup>
- Grundsteuer : 370 €



Located in the vicinity of Castelnau-Magnoac is this pretty 45m<sup>2</sup> countryside home on 300m<sup>2</sup> of land. Ideal for a first purchase or rental opportunity. The bungalow is comprised of a living space with fitted kitchen, a bedroom and a washroom with toilet.

The property has a newly renovated interior: double glazing, rollers shutters, wiring and plumbing, insulation and fitted kitchen. There is a septic tank system up to current regulations and heating is assured by an air/air heat pump system.

Equipped with solar panels, it will generate a small annual revenue.

Outside, you will enjoy the small terrace and a lovely view of the countryside in a tranquil setting.

Close to commerce and services only two mins from the village centre which has a school, grocery store, post office and bar.

You will be 20 mins from Lannemezan, 45 mins from Tarbes, 1h30 from Toulouse and 2h from the Ocean.

**ENERGIEVERBRAUCH : E (260)**

**TREIBHAUSGAS : B (8)**