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## Village house, terrace

**55 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26955
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 3
- Wohnfläche : 115 m<sup>2</sup>
- Grundstücksfläche : 129 m<sup>2</sup>
- Grundsteuer : 1 076 €



Between Lannemezan and Masseube, in a beautiful village with all amenities, large village house to renovate. Three bedrooms, terrace, and garage.

Ideally located in a large and charming village in the Magnoac region, don't miss this low-priced house to renovate, with its lovely half-timbered façade.

On the ground floor, to the left of the entrance, you'll find a small room that could serve as a laundry or workshop (this room has a door leading to the street), a shower room, several storage areas, and a garage.

Back in the entrance hall, a beautiful staircase with black marble steps and a wrought-iron railing leads you to the first floor, where you'll find an 18 m<sup>2</sup> kitchen, a bathroom, and a 27 m<sup>2</sup> living room. From both the kitchen and the living room, French doors open onto a large terrace — a rare feature in a village house.

Two bedrooms are also located on this level.

A hallway with a second staircase leads to the upper floor, where you'll find an additional bedroom.

The house is bright, thanks to its large double-glazed windows.

Heating is provided by an oil-fired boiler, and hot water by an electric water heater.

Renovation work is to be expected.

All shops and amenities are within walking distance.

Just 15 minutes from Masseube, 20 minutes from Lannemezan, 20 minutes from Boulogne-sur-Gesse, 1h30 from ski resorts and Toulouse airport, and 2h30 from the Atlantic coast beaches.

**ENERGIEVERBRAUCH : E (264)**

**TREIBHAUSGAS : E (69)**