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House, chalet, wooded land

165 000 € [Fees paid by the seller]

- Reference : AF25620
- Number of rooms : 8
- Number of bedrooms : 3
- Living space : 130 m²
- Land size : 6 700 m²



Located 6 minutes east of Castelnau-Magnoac, this double dwelling to renovate consists of a house, a chalet and 6700 m² of wooded land.

As for the first house, the ground floor is composed of a 29 m² garage, a 14 m² bedroom, an 11 m² pantry and a 4 m² open space with the staircase to the floor above.

The next level has an 8 m² kitchen, a 30 m² living room with a fireplace, a 12 m² bedroom, a bathroom and a separate toilet.

The balcony has a 15 m² terrace.

The roof has interlocking concave tiles. Heating is provided by the fireplace and electric convector heaters.

The second dwelling is a chalet composed of a 30 m² living area, a kitchen (+6 m²) and a 5 m² bathroom. Possible to create an area for sleeping on the 10 m² mezzanine.

The chalet also has a fireplace equipped with a system to distribute water to the radiators.

Both dwellings have double glazing.

There is a 150L electric hot-water heater.

Drainage is connected to a septic tank that is not up to code.

Renovation and updating are needed.

Located 22 minutes from Lannemezan; 45 min from Auch; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Atlantic Ocean.

Consommation énergétique :

Logement économe

0-50 A

51-90 B

91-150 C

151-230 D

231-330 E

331-450 F

>450 G

Logement énergivore

DPE :

Bien non soumis aux DPE.