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## House, pleasant setting

**133 000 €** [ Fees paid by the seller ]

- Reference : AF25820
- Number of rooms : 7
- Number of bedrooms : 3
- Living space : 160 m<sup>2</sup>
- Land size : 2 023 m<sup>2</sup>
- Local taxes : 400 €



Located in the triangle of Castelnau-Magnoac, Trie sur Baïse and Masseube, this house is in the heart of a lovely small town. Sitting on a garden measuring more than 2,000 m<sup>2</sup>, the house measures 160 m<sup>2</sup> and is composed of a kitchen, a living room, a dining room, a pantry, three bedrooms, two shower-rooms, separate toilets and a walk-in closet.

Situated south of a wonderful village, this property is in a preserved setting that is calm and relaxing.

The house measures 160 m<sup>2</sup> and is composed of a big entrance hall, a 13 m<sup>2</sup> kitchen opening onto a living room (20 m<sup>2</sup>), a dining room (19 m<sup>2</sup>) and a pantry (13.5 m<sup>2</sup>). The pantry has its own entrance door and shower, making it possible to be converted into a bedroom on the ground floor if needed.

Upstairs, there are three bedrooms. The first two measure 18 m<sup>2</sup> & 19.5 m<sup>2</sup> and have beautiful wooden flooring and cupboards. The third needs to be finished. This floor also has a shower-room with a separate toilet.

With truly nice views of the valley and in a secluded setting, you'll enjoy this little corner of happiness and let your imagination run free.

The attic is insulated. Joinery is single glazing. The roof is tiled. Drainage system connected to a septic tank.

Located 10 minutes from Castelnau-Magnoac, Trie sur Baïse and Masseube; 25 min from Lannemezan and Mirande; 35 min from Auch; 1 hr 30 min from Toulouse and its airport and from ski slopes; 2 hr from Biarritz and the Atlantic Ocean.