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## House, barns and land

**88 000 €** [ Fees paid by the seller ]

- Reference : AF25821
- Number of rooms : 5
- Number of bedrooms : 3
- Living space : 115 m<sup>2</sup>
- Land size : 23 000 m<sup>2</sup>
- Local taxes : 300 €



Located in the triangle of Castelnau-Magnoac, Trie sur Baise and Masseube, this house to renovate is in the heart of a lovely small town. Sitting on an organic plot of land measuring more than 23,000 m<sup>2</sup>, the house measures 115 m<sup>2</sup> and is composed of a kitchen, a living room, a study, three bedrooms, an agricultural building and a nice barn.

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.

There is also a 100 m<sup>2</sup> building built of metal and fibre-cement, as well as a nice 150 m<sup>2</sup> barn with tiles, offering numerous possibilities.

The house is surrounded by more than 23,000 m<sup>2</sup> of organically cultivated land, with a wonderful forest on the edge! The owner promises to create a meadow if needed.

The house needs to be insulated. Joinery is single glazing. The roof is tiled. No drainage system. Supplied with water and electricity.

There is a well on the property, as well as irrigation network if needed.

The estate is ideal for small agricultural and reception projects, or simply in order to enjoy time while it goes by.

Located 10 minutes from Castelnau-Magnoac, Trie sur Baise 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.