

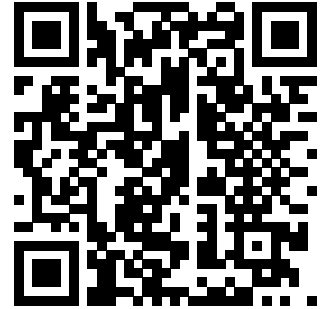


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Countryside Family Home w/Business

295 000 € [Fees paid by the seller]



- Reference : AF25882
- Number of rooms : 8
- Number of bedrooms : 4
- Living space : 350 m²
- Land size : 4 500 m²
- Local taxes : 785 €



Located between Castelnau-Magnoac and Trie-sur-Baïse is this countryside property for sale. Enjoying lots of natural light, it is currently comprised of a private 4-bedroom home and a professional restaurant business. The whole is easily transformable into one larger home or two separate dwellings. It is surrounded by 4500m² of grounds in a quiet setting.

Situated in a pleasant village in a rolling valley, this lovely family home has been tastefully renovated.

The ground floor consists of an entrance hall with storage cupboards which in turn accesses a 29m² living area with fireplace. Continuing on is the 18m² kitchen with gas cooker, dish washer and 3m² storage space.

There is a 13m² corridor which serves two bedrooms of 21m² each (one with built-in storage) and a 9m² bathroom with shower, bath and separate toilet. Upstairs in the attic space, there are two more bedrooms (16m² & 21m²) and a 5m² washroom.

But this is not all: this building possesses a business section which you could conserve or convert to living space. Two dwellings could indeed be created with some building works.

This section is comprised of an entrance, a spacious room (56m²) with fireplace currently serving as the restaurant (perfect for creation of living and dining space), a 30m² professional kitchen divided into three distinct sections (preparation, cooking and washing) and a toilet.

The roof is in very good condition and insulated with glass wool. There is a gas powered condensation heater providing heating and hot water. All windows are double glazed. The property is served by an individual sewage system. Energy efficiency classed C.

The 4500m² of grounds could accommodate a swimming pool and has a garden section. There is a garage and poultry house also.

You will be 6 mins from Castelnau-Magnoac, 14 mins from Trie-sur-Baïse, 25 mins from Masseube, 55 mins from Auch, 55 mins from Tarbes, 1h45 from Toulouse and airport, 2h30 from the Atlantic coast.

ENERGY CONSUMPTION : **C (103)**

GREENHOUSE GAS : **C (19)**