



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454 . - Fax : 0033 (0) 562.346.660
abafim.com

You can contact us by email using contact@abafim.com

Unusual Home Quiet Location

209 000 € [Fees paid by the seller]



- Reference : AF26013
- Number of rooms : 6
- Number of bedrooms : 3
- Living space : 170 m²
- Land size : 5 000 m²
- Local taxes : 1 071 €



Situated in a quiet location in Monleon-Magnoac is this unusual home for sale offering a spacious living room, kitchen, study, two bedrooms and a small annexe to use as you wish, on a 5000m² plot of land.

This charming home, offering 140m² of space in a haven of peace and quiet, has a 60m² living room, 10m² kitchen, laundry area and a 10m² study whilst a passageway leads to a bathroom and toilet.

Stairs up from the living room lead to a 33m² bedroom with shower and toilet. A second staircase leading from the passageway accesses a second bedroom of 18m².

Heating is assured by two wood burners. There is a hot water storage tank powered by electricity. The windows are partially double glazed.

The outside terrace has a 23m² annexe where can add an extra bedroom, library, games or exercise room etc.

An open hangar will allow to store your car, tractor, bikes etc. There are also two sheds at the end of the garden which measures 5000m² and is fully fenced.

This property is ideal for animal and nature lovers.

You will be 10 mins from Castelnau-Magnoac, 15 mins from Boulogne-sur-Gesse, 25 mins from Lannemezan, 5t mins from Tarbes, 1h10 from skiing.

ENERGY CONSUMPTION : E (311)

GREENHOUSE GAS : B (9)