



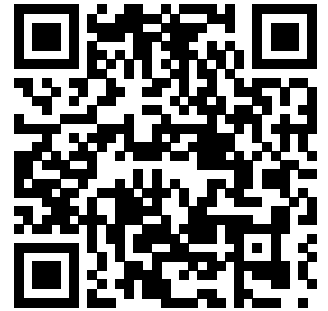
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## Family Estate 4ha

**155 000 €** [ Fees paid by the seller ]

- Reference : AF26102
- Number of rooms : 5
- Number of bedrooms : 4
- Living space : 192 m<sup>2</sup>
- Land size : 40 000 m<sup>2</sup>
- Local taxes : 600 €



Located between Saint-Gaudens and Boulogne-sur-Gesse is this farmhouse property for sale including 4 hectares of pastures and woods. The farmhouse has 192m<sup>2</sup> of living space comprising a living room, kitchen, four bedrooms, a bathroom, garage and outbuildings to renovate. This property is ideal for your new life in France.

The main house has a 13m<sup>2</sup> entrance hall serving a 14m<sup>2</sup> kitchen, 24m<sup>2</sup> dining room with fireplace, a 32m<sup>2</sup> wine press perfect for transformation to living space, an 18m<sup>2</sup> bedroom and a toilet.

A wooden staircase leads up to three spacious bedrooms (13m<sup>2</sup>, 19m<sup>2</sup> and 23m<sup>2</sup>), an 11m<sup>2</sup> washroom and 28m<sup>2</sup> of loft to convert. The house is still in its original state with wooden flooring and visible beams and rafters but can become habitable very quickly.

The barn and attached garage (158m<sup>2</sup>) will allow you to increase your living space or achieve a project.

Outside are four hectares of pasture and woods as well as a shelter for horses.

The roof is covered in tile. Construction is traditional. There is an individual sewage system. Heating is supplied by a heat pump system and a fireplace.

You will be between Saint-Gaudens and Boulogne-sur-Gesse, 45 mins from Spain and from skiing, 1h20 from Toulouse, 2h20 from the Atlantic coast and from the Mediterranean coast.

**ENERGY CONSUMPTION :** **D (195)**

**GREENHOUSE GAS :** **A (6)**