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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 m²
- Land size : 40 000 m²
- 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 192m² 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 13m² entrance hall serving a 14m² kitchen, 24m² dining room with fireplace, a 32m² wine press perfect for transformation to living space, an 18m² bedroom and a toilet.

A wooden staircase leads up to three spacious bedrooms (13m², 19m² and 23m²), an 11m² washroom and 28m² 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 (158m²) 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)