

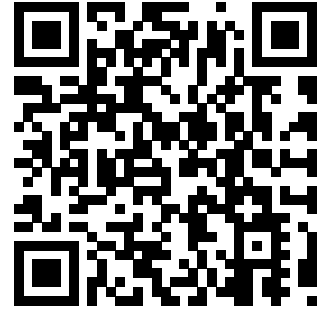


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## Beautiful Home, Gite, Land

**277 000 €** [ Fees paid by the seller ]



- Reference : AF26152
- Number of rooms : 7
- Number of bedrooms : 5
- Living space : 230 m<sup>2</sup>
- Land size : 25 000 m<sup>2</sup>
- Local taxes : 707 €



Located between Castelnau-Magnoac and Boulogne-sur-Gesse is this charming renovated farmhouse offering 150m<sup>2</sup> of living space, a gite and numerous outbuildings on over 2.5 hectares of land.

Located in a hamlet, this charming old farmhouse has been tastefully renovated and is ideal for a large family or for welcoming friends or paying guests thanks to its independent gite.

The entrance to the main house opens, to the left, to the 25m<sup>2</sup> dining room. To the right is the 30m<sup>2</sup> living room, a very cosy space with its wood burner. A patio door allows natural light and a view of the countryside.

The 15m<sup>2</sup> kitchen is accessed from the living room as well as a small washroom, toilet and laundry where the fuel-powered heating boiler and 300l hot water storage tank are located.

Upstairs are three bedrooms, one of which is 29m<sup>2</sup> with attached bathroom. The two other bedrooms measure 16m<sup>2</sup> and 17m<sup>2</sup> and are communicating.

The main house has double glazing and classic insulation (blown glass wool) in the attic.

The gite has 80m<sup>2</sup> of space shared between a living space, corner kitchen, two bedrooms of over 20m<sup>2</sup> each, a smaller 10m<sup>2</sup> bedroom and two washrooms. Heating uses electricity. A small private garden will allow your guests to feel at home.

There are numerous outbuildings: a shelter, barns, livestock barns, totalling 300m<sup>2</sup>.

The land measures over 25000m<sup>2</sup> and consists mainly of pastures and fruit trees (apple, cherry, fig) as well as some woods, not attached.

The property is served by an individual sewage system (up to current regulations) and the house may be sold fully or partly furnished.

You will be 10 mins from Castelnau-Magnoac, 10 mins from Boulogne-sur-Gesse, 25 mins from Lannemezan, 55 mins from Tarbes, 1h30 from Toulouse airport.

**ENERGY CONSUMPTION :** **D (213)**

**GREENHOUSE GAS :** **D (42)**