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## Detached house on heights

**315 000 €** [ Fees paid by the seller ]



- Reference : AF26173
- Number of rooms : 7
- Number of bedrooms : 2
- Living space : 145 m<sup>2</sup>
- Land size : 6 600 m<sup>2</sup>
- Local taxes : 311 €



Located between Castelnau-Magnoac and Masseube, this lovely detached house from 2008 has a living space of 145 m<sup>2</sup>, faces due south and sits on the heights of a charming village. It is composed of a kitchen, a living room, 2 bedrooms, 2 shower-rooms, a pantry, a huge basement and several outbuildings on the surrounding garden of more than 6600 m<sup>2</sup>.

Sitting on a hill, the house overlooks the landscape and has panoramic views of the Pyrenees.

From the partially covered terrace there are several patio doors to enter the house. The big bright living room measures 66.5 m<sup>2</sup> and the fully-fitted kitchen (20 m<sup>2</sup>) communicates with the two living spaces.

The master bedroom (16 m<sup>2</sup>) has a shower-room. The second bedroom (10.8 m<sup>2</sup>) is opposite the second shower-room and separate toilet.

The utility room is reached from the pantry, which also has access to a two-car garage and a canning room.

The terrace faces the mountains and has a summer kitchen that can be protected by blinds.

The house has a basement covering the entire living space and has several possibilities for storage.

There is also a workshop and a wood shed.

The house is pleasant and needs no work. The finishing touches are lovely and the layout is clever.

The roof structure is traditional and the roof is tiled. Drainage connected to a septic tank and is up to code. Joinery is double-glazed. The walls and attic are insulated.

Electric hot-water heater. Heating provided by an aérothermal system, in addition to an insert and energy-efficient electric heaters.

Located 5 minutes from Castelnau-Magnoac; 10 min from Trie sur Baïse and Masseube; 25 min from Lannemezan and Mirande; 35 min from Auch; 1 hr 30 min from Toulouse and its airport and from ski slopes; 2 hr from Biarritz and the Atlantic Ocean.

**ENERGY CONSUMPTION :** **D (223)**

**GREENHOUSE GAS :** **B (7)**