



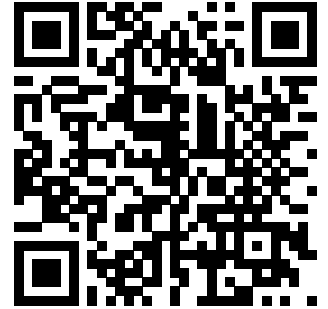
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Charming Farmhouse, Outbuilding, Garden

194 000 € [Fees paid by the seller]

- Reference : AF26196
- Number of rooms : 5
- Number of bedrooms : 2
- Living space : 115 m²
- Land size : 1 100 m²
- Local taxes : 619 €



Located between Castelnau-Magnoac and Lannemezan is this charming two-bedroom renovated farmhouse with 1100m² of land. It has a covered terrace, outbuildings and an attached annexe to the house to finish as you wish. Roof and facade new in 2021.

Ideal for enjoying the beautiful days and evenings of the Magnoac, this farmhouse was tastefully and carefully renovated to preserve its most charming features. The ground floor has a spacious living room of 30m², a 25m² kitchen (partly fitted) and a washroom with walk-in shower and toilet. A passageway leads to the 70m² two-level annexe which you can use as you wish.

The upstairs is shared between two spacious bedrooms and a toilet and there is space prepared to add another washroom.

Windows are double glazed. The heating is supplied by a pellet burner. The property is served by an individual sewage system up to regulations. There is an electric powered hot water storage tank.

A 20m² covered terrace was created between the main house and outbuildings.

Possibility to acquire a further 600m² plot of land.

You will be just over 10 mins from Castelnau-Magnoac, just over 10 mins from Lannemezan, 40 mins from Tarbes for airport and 1h30 from Toulouse for airport.

ENERGY CONSUMPTION : E (329)

GREENHOUSE GAS : B (9)