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House on 1,7 ha with pond

111 000 € [Fees paid by the seller]

- Reference : AF26478
- Number of rooms : 2
- Living space : 90 m²
- Land size : 17 000 m²
- Local taxes : 392 €



5 minutes from Marciac, house to convert and connect (water en electricity) with a pond on 1.7ha of wooded land in a quiet location.

This house to be converted has an already enclosed room (45m²) on the ground floor. The same surface area can be created upstairs. A hoarding is already present, which means that initially, with a plan available, the house can be finished more cheaply.

The remaining floor area (90m²) will provide additional potential.

The roof is tiled and the construction is traditional. The plot is serviced, water and electricity have to be connected. The house is serviced by a septic tank.

It is close to all shops and amenities. It is south-facing, in a peaceful setting, set in wooded grounds with a large pond, giving this 17,000 m² property a certain charm.

You will be 5 minutes from Marciac, the college and schools, 15 minutes from a golf course, 40 minutes from TARBES, the TGV train station, the airport and the motorway, 1 hour from PAU, the golf course and the airport, 1h40 from Toulouse airport, Spain and the ski slopes, the ocean, 3 h 40 from the Mediterranean.

DPE :

Bien non soumis aux DPE.