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House for sale in Hautes-Pyrénées

Monléon-Magnoac , **Hautes-Pyrénées** , **Occitanie**



€228,000
inc. of agency fees

4 Beds **150 sqm** **0.8 ha**

Located between Lannemezan and Castelnau Magnoac, this lovely house from 1985 measures about 150 m² and is composed of a nice living...

At a Glance

Reference	MFH-ADF1626200	Near to	Monléon-Magnoac	Price	€228,000
Bed	4	Pool	No	Hab.Space	150 sqm
Land	0.8 ha			Land Tax	N/A

Property Description

Located between Lannemezan and Castelnau Magnoac, this lovely house from 1985 measures about 150 m² and is composed of a nice living room with a mezzanine, four bedrooms, two bathrooms, two toilets, outbuildings, a cellar and a lovely terrace.

Not entirely remote, you'll enjoy a large 8000 m² garden, with the possibility of acquiring an additional 15 hectares of non-adjointing farmland.

The front door is protected by a porch and opens onto a 2.5 m² entrance hall. To the left is a 3 m² room in which you can place things, such as shoes or coats. To the right, the 24 m² living room has a cathedral ceiling and gives onto a half-open kitchen (10.5 m²) and a charming 9 m² dining area. The living room and kitchen have direct access to the 20 m² terrace, which faces due south.

A hallway leads to 2 bedrooms (about 10 m² each), a 5.5 m² bathroom and a 1.3 m² toilet.

The nice wooden staircase in the living room leads to a 22.5 m² mezzanine, in addition to a covered 9 m² terrace. A door then gives onto an open space of about 12 m² that could be used as a study, a play room, for storage or as you wish. Then there is an 8 m² bathroom with a toilet and 2 more bedrooms (10 m² & 11 m²).

The basement is composed of a 42 m² garage for 2 vehicles, a 17 m² cellar, a 10 m² cellar and an 8.5 m² boiler room.

There are also two car ports for cars or campers (17.4 m² & 42 m²).

If desired, it is possible to purchase several hectares of farmland that are not adjoining, but nearby. The drainage system is up to code. Double-glazing. Central heating by an air/water heat pump.

Oak floors and roof structure.

Located 10 minutes from Castelnau Magnoac, with all its conveniences (schools, supermarket, surgeries, chemist's, bakery, bank, etc.); 15 min from Lannemezan; 50 min from Tarbes; an hour and a half from Toulouse.

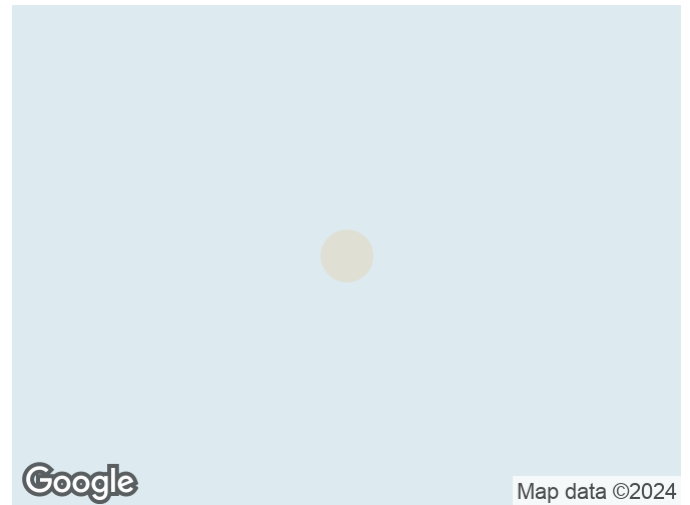
Summary

Property type:	House
Bedrooms:	4
Price	€228,000

Key Information

Internal Area:	150 sqm
Land Area:	0.8 ha

Location: Occitanie



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