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House for sale in Hautes-Pyrénées

Trie-sur-Baïse , Hautes-Pyrénées , Occitanie



€275,000

inc. of agency fees

6 Beds 300 sqm 0.15 ha

Located between Castelnaud-Magnoac and Miélan, this big house and its business measure 300 m². Only 2 minutes on foot from the nice...

At a Glance

Reference	MFH-ADF1626206	Near to	Trie-sur-Baïse	Price	€275,000
Bed	6	Pool	No	Hab.Space	300 sqm
Land	0.15 ha			Land Tax	N/A

Property Description

Located between Castelnaud-Magnoac and Miélan, this big house and its business measure 300 m². Only 2 minutes on foot from the nice centre of town with all its conveniences. The garden of 1000 m² is tree-filled and fenced-in.

To the right of the entrance is a 16 m² study, with a big 27 m² pantry to the left with old cement tiles. It could be used for diverse reasons.

The equipped 21 m² kitchen has two entrances, one from the business area and one from the garden, thanks to its patio door.

The 37 m² living room is very bright and opens gives onto the terrace. It has a wood-burning insert, allowing you to enjoy a warm atmosphere.

Still on the ground floor, there is a 9 m² shower-room (handicap accessible) and a separate toilet, both recently renovated.

A magnificent marble and wrought iron staircase leads to the first floor, which has 6 bedrooms (11 m² - 20 m²). There is also a 54 m² attic that is entirely suitable for conversion.

Accessible from the inside of the house, the bakery (104 m²) is ready to start business again. It could also be used as a garage and/or a workshop.

This pleasant house has a garden on which a swimming pool can be built. It has a big terrace and a working well, a wonderful spot to relax after work.

Gas-fired central heating; double-glazing; good insulation; mains drainage.

Located 15 minutes from Castelnau-Magnoac; 35 min from Tarbes; 1 hr from ski resorts; 2 hr from the Atlantic Ocean.

Summary

Property type:	House
Bedrooms:	6
Price	€275,000

Key Information

Internal Area:	300 sqm
Land Area:	0.15 ha

Location: Occitanie



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