

Farmhouse for sale in Hautes-Pyrénées

Castelnau-Magnoac, Hautes-Pyrénées, Occitanie





Located in the Magnoac, near a town with all businesses, this lovely farm house has been partially renovated. It has 4 bedrooms (one...

At a Glance

Reference	MFH-ADF1626440
Bed	4
Land	4 ha



Pool

Castelnau-Magnoac

No

Price€346,000Hab.Space170 sqmLand TaxN/A

Property Description

Located in the Magnoac, near a town with all businesses, this lovely farm house has been partially renovated. It has 4 bedrooms (one on the ground floor and with a private showerroom), outbuildings, a well and fruit trees on more than 4 hectares of land.

Ideal fro all family or professional projects, this farm house is full of charm and has been partially renovated. The ground floor is composed of a big and very bright living room (36 m²) with a fitted kitchenette, a sitting room (34 m²) with an open fireplace, a bedroom (23 m²) and a recent shower-room (+10 m², with walk-in shower).

Upstairs there are three bedrooms (16 m^2 , 17 m^2 & 22 m^2), a bathroom and an attic (+80 m^2) that can be converted into more living spaces.

You'll also enjoy outbuildings (cowshed, workshop) and a well, all on a flat plot of land (+4 hectares) that is planted with trees (apple, fig, peach).

The roof of the main outbuilding has been partly overhauled. Wood-burning heating and the living room has an A/C system. Electric hot-water heater (200L). Joinery is wooden and single-glazed. Drainage connected to a septic tank.

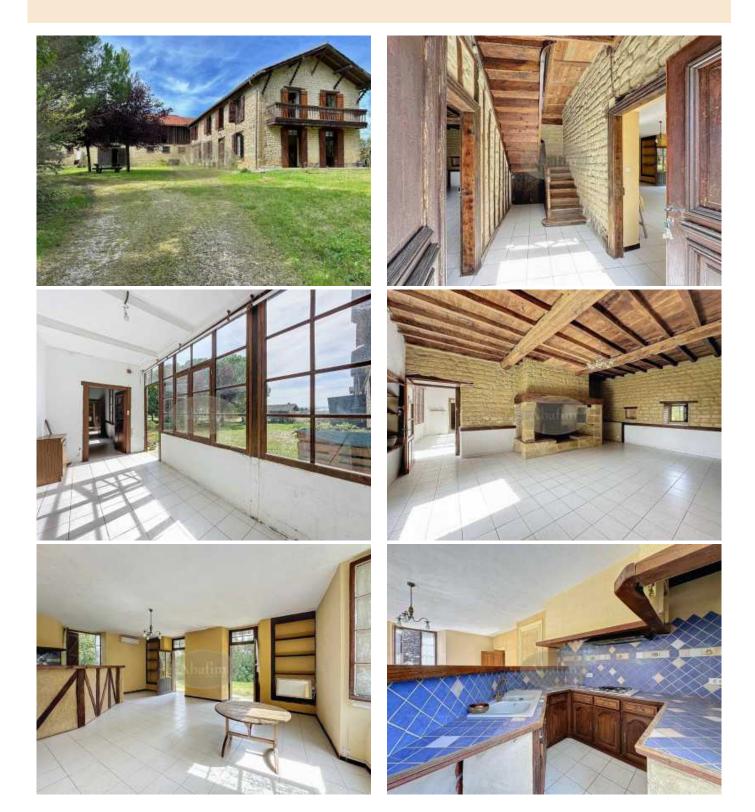
Located 15 minutes from Masseube and from Boulogne-sur-Gesse; 25 min from Lannemezan; 1 hr 20 min from the airport in Toulouse.

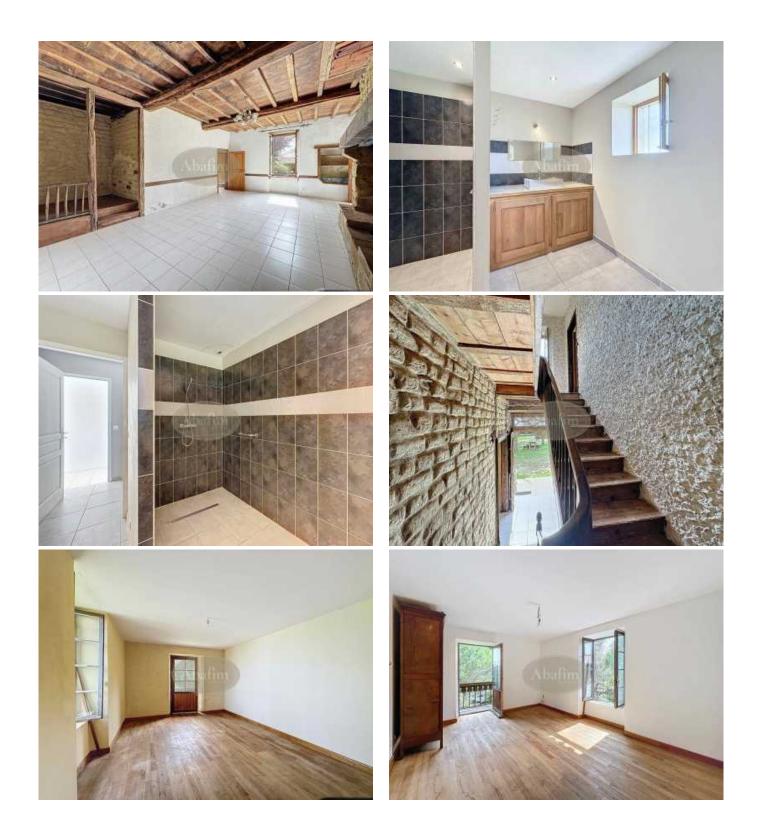
Summary		Key Information	
Property type:	Farmhouse	Internal Area:	170 sqm
Bedrooms:	4	Land Area:	4 ha
Price	€346,000		

Location: Occitanie



Gallery





THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved