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## House for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



# €194,000

inc. of agency fees

3 Beds      100 sqm      0.9 ha

Located 6 minutes from Castelnau-Magnoac, this lovely bright single-storey house has a living space of 100 m<sup>2</sup> and a garden measuring...

### At a Glance

**Reference** MFH-ADF1626461

**Bed** 3

**Land** 0.9 ha

**Near to** Monléon-Magnoac

**Pool** No

**Price** €194,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Located 6 minutes from Castelnau-Magnoac, this lovely bright single-storey house has a living space of 100 m<sup>2</sup> and a garden measuring more than 9000 m<sup>2</sup>. The house is composed of a big 29 m<sup>2</sup> living room with a wood-burning stove, a fully-fitted 17 m<sup>2</sup> kitchen, three nice bedrooms (11 m<sup>2</sup>, 12 m<sup>2</sup> & 15 m<sup>2</sup>), a bathroom (tub & shower) and a separate toilet. There is also a basement with a big garage, a boiler room and a workshop. Outside, there is a nice terrace and an above-ground pool.

This detached house was built in 1974. It is nicely kept and bright, thanks to the patio doors giving onto the lovely 47 m<sup>2</sup> terrace. Situated in a quiet environment that is not overlooked.

To the right of the 10 m<sup>2</sup> entrance hall there is a big 29 m<sup>2</sup> living room with a wood-burning stove. To the left there is a fully-fitted 17 m<sup>2</sup> kitchen. There are three bedrooms (11 m<sup>2</sup>, 12 m<sup>2</sup> & 15 m<sup>2</sup>), a bathroom and a toilet.

The basement is reached from the hallway from the entrance. Measuring 125 m<sup>2</sup>, there is a big garage, a boiler room and a workshop.

The garden measures more than 9000 m<sup>2</sup> and there is an above-ground swimming pool.

The heating is oil-fired and wood burning.

The drainage system is connected to a septic tank.

Located 6 minutes from Castelnau-Magnoac; 20 min from Lannemezan; an hour from Tarbes; an hour and a half from ski slopes; 2 and a half hours from the beaches on the Atlantic Coast.

### Summary

Property type:	House
Bedrooms:	3
Price	€194,000

### Key Information

Internal Area:	100 sqm
Land Area:	0.9 ha

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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