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House for sale in Hautes-Pyrénées

Lannemezan , Hautes-Pyrénées , Occitanie



€244,000

inc. of agency fees

4 Beds 240 sqm 0.4 ha

Located between Lannemezan and Castelnau-Magnoac is this spacious four-bedroom home for sale (including a ground floor bedroom) offering...

At a Glance

Reference MFH-ADF1626689

Bed 4

Land 0.4 ha

Near to Lannemezan

Pool No

Price €244,000

Hab.Space 240 sqm

Land Tax N/A

Property Description

Located between Lannemezan and Castelnau-Magnoac is this spacious four-bedroom home for sale (including a ground floor bedroom) offering 240m² of living space. There is a 4000m² garden, a well, garage and outbuildings. All commerce in easy walking distance.

The grand main entrance serves, to the right, the 40m² kitchen where natural light pervades via the bay window looking on to the terrace.

A bedroom with shower, sink and toilet and access to the terrace, is accessed from the kitchen.

Also from the kitchen, a 12m² passageway (with built-in storage cupboard) houses the heating boiler and a toilet. There is also a 14m² utility room and a larder.

Back to the entrance and to the right is the 38m² living room with window towards the courtyard and a patio door allowing access to the street.

A lovely staircase leads upstairs where a big landing serves three bedrooms (16, 19 & 26m²) and a 9m² bathroom with bath, shower and double sink.

The second floor attic has 40cm of blown glass wool insulation.

All windows are double glazed except one. The main door, kitchen window and ground floor bedroom window all have an automated shutter. Heating is currently supplied via the oil powered heating system. There is an electric powered hot water storage tank. The property is connected to the sewage mains.

One of the main selling points of this village house is the splendid 4000m² plot of land it possesses, adorned with trees, two big outbuildings (80m² & 90m²) and a well.

All commerce and services within easy walking distance: bakers, grocers, chemist, hairdressers, infant and junior school and two restaurants without forgetting the outdoor activities of this very active village: tennis court, football, dance school..

A 15 minutes de Castelnau-Magnoac, Trie-sur-Baïse et Lannemezan, 45 minutes de Tarbes, et 1h40 de l'aéroport de Toulouse.

You will be 15 mins from Castelnau-Magnoac, Trie-sur-Baïse and Lannemezan, 45 mins from Tarbes for TGV and airport and 1h40 from Toulouse and airport.

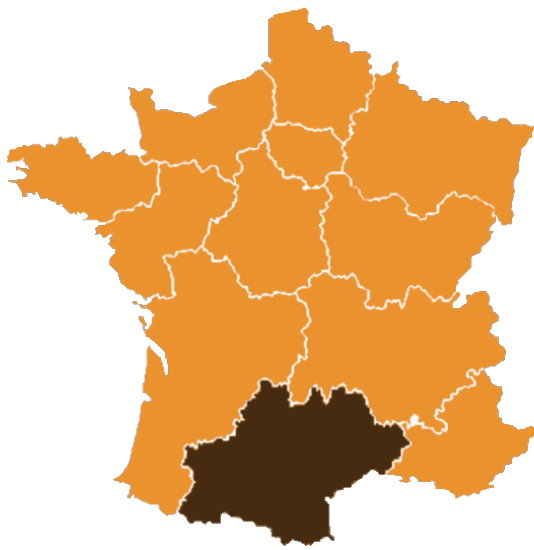
Summary

Property type:	House
Bedrooms:	4
Price	€244,000

Key Information

Internal Area:	240 sqm
Land Area:	0.4 ha

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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