House for sale in Hautes-Pyrénées

Castelnau-Magnoac , **Hautes-Pyrénées** , **Occitanie**

€155,000

inc. of agency fees

2 Beds	**100** sqm	**1.8** ha

Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of...

At a Glance

Reference	MFH-ADF1626723	Near to	Castelnau-Magnoac	Price	€155,000
Bed	2			Hab.Space	100 sqm
Land	1.8 ha	Pool	No	Land Tax	N/A

Property Description

Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of 100 m² and is composed of 2 bedrooms, a living room, a kitchen and outbuildings on a nice plot of 18,000 m² facing the Pyrenees.

To the left of the 9 m² entrance hall is a 20 m² room that could be used as a living room or a bedroom. To the right is a big 25 m² kitchen with an open fireplace, a 25 m² utility room and a 29 m² pantry.

The roof has been overhauled and is in good condition. The windows are single-glazed. Heating is provided by fireplaces and drainage is connected to a septic tank that needs to be brought up to code.

On the plot of 18,000 m², which faces the Pyrenees, there is a big barn with small outbuildings that were formerly used as pigsties and a henhouse.

The property needs a complete renovation, but has wonderful potential. The plot surrounds the house, making the environment very pleasant.

Located 45 minutes from Auch and from Tarbes; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic Ocean.

Summary

Property type: House

Bedrooms: 2

Price   €155,000

Key Information

Internal Area: 100 sqm

Land Area: 1.8 ha

Location: Occitanie

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