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## Countryside house for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



# €253,000

inc. of agency fees

3 Beds      180 sqm      0.05 ha

Located in a village with all commerce in proximity on foot, hidden behind a coachman's door, is this ravishing home for sale. Dating...

### At a Glance

**Reference** MFH-ADF1626769

**Bed** 3

**Land** 0.05 ha

**Near to** Castelnau-Magnoac

**Pool** No

**Price** €253,000

**Hab.Space** 180 sqm

**Land Tax** N/A

### Property Description

Located in a village with all commerce in proximity on foot, hidden behind a coachman's door, is this ravishing home for sale. Dating from 1850, it has 180m<sup>2</sup> of living space, three bedrooms and an adorable garden.

Much more than a simple dwelling, it's an entire ambiance which awaits you as you enter the property: original wooden flooring, shapely fireplaces made from local marble....this home breathes quietude, serenity and authenticity. The current owner has managed to add modern comforts whilst respecting the original soul of the house.

First of all, the entrance corridor has made to measure cupboards. At the end of, a secure glass door opens to the terrace with flowers and the small garden with access to the old outbuilding transformed into a 29m<sup>2</sup> dining space with the kitchen, modern and with natural light, equipped with two oven cooker, dishwasher, water filtration, Quooker tap and with a 17m<sup>2</sup> laundry room with access to the garden.

A few steps up from the kitchen and, to your left, a 30m<sup>2</sup> library-study with access the terrace from where you can admire the Pyrenees.

To the right of the stairs, a 4m<sup>2</sup> passageway leads to a first shower room, 3.9m<sup>2</sup>, and a charming tv room, 16m<sup>2</sup>. This space could be transformed to a master bedroom suite, for example.

The other section of the house can be accessed from the living room, where you will find an 18m<sup>2</sup> dining room.

A second staircase leads up to a landing serving three bedrooms (12m<sup>2</sup>, 14m<sup>2</sup> ) and a 16m<sup>2</sup> that becomes a master bedroom suite with 9m<sup>2</sup> bathroom and walk-in wardrobe

Under the roof, a large loft could be transformed to other uses.

This house has much soul and charm and also has two storage cellars under one part of the house.

It is south-east facing so you will enjoy the sunrise in the courtyard, but the house will provide shade during your meals later in the day.

Heating is currently provided by an oil-powered system. The property is connected to the sewage mains. There is double glazing to the windows and doors of the kitchen area and the library-study area.

You will be 10 mins from Boulogne-sur-Gesse, 20 mins from Lannemezan, 45 mins from Auch and from Tarbes, 1h30 from Toulouse.

### Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 3                 |
| Price          | €253,000          |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 180 sqm |
| Land Area:     | 0.05 ha |

### Location: Occitanie





## Gallery







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**S. and L. BROWN**



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