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## Countryside house for sale in Hautes-Pyrénées

Monléon-Magnoac , Hautes-Pyrénées , Occitanie



€230,000

inc. of agency fees

5 Beds      260 sqm      0.3 ha

Located in the heart of an adorable village between Castelnau-Magnoac and Boulogne-sur-Gesse, this spacious, 260m<sup>2</sup>, home is set in...

### At a Glance

**Reference** MFH-ADF1626767

**Bed** 5

**Land** 0.3 ha

**Near to** Monléon-Magnoac

**Pool** No

**Price** €230,000

**Hab.Space** 260 sqm

**Land Tax** N/A

### Property Description

Located in the heart of an adorable village between Castelnau-Magnoac and Boulogne-sur-Gesse, this spacious, 260m<sup>2</sup>, home is set in a dominant position with over 3000m<sup>2</sup> of land.

A lovely track rises and touches an ancient mound where once a feudal tower stood, and leads to the 25m<sup>2</sup> entrance to the house which is ideal for hosting family events.

To the right, a 22m<sup>2</sup> room currently serves as a bedroom but could once again fulfil its original intention as a sitting room. Further and to the right is a room which once served as a workshop.

To the other side of the entrance is a pretty dining room with fireplace, a 17m<sup>2</sup> kitchen and a 13m<sup>2</sup> bedroom with its original two-section bathroom. The ground floor also has a laundry with a service entrance and a 29m<sup>2</sup> garage.

The upstairs, depending on your wishes, could be transformed into an apartment. It has four bedrooms (14m<sup>2</sup>, 16m<sup>2</sup>, 20m<sup>2</sup> and 21m<sup>2</sup>), a bathroom in two sections, a 9m<sup>2</sup> kitchen and a 21m<sup>2</sup> dining and living room. Some small loft space under the sloping roof completes the house.

This charming building would benefit from a major modernisation and some work on the windows and wiring. It would, in return, offer a valuable return on investment.

The house has central heating provided by oil on the ground floor and electric-powered radiators upstairs. There is an electric-powered hot water storage tank. Windows have one pane of glass and the property has an individual sewage system.

The property has shaded grounds and, with its century-old trees, oozes an undeniable charm. There is a 70m<sup>2</sup> outbuilding located at the entrance to the property at the lower part of the land, which has a storage space and pyre.

You will be 5 mins from Castelnau-Magnoac, 45 mins from Auch, 1h20 from Toulouse and its airport, 1h from mountain hiking trails and skiing, 2h from the Atlantic coast and 3h30 from the Mediterranean.

### Summary

Property type:	Countryside house
Bedrooms:	5
Price	€230,000

### Key Information

Internal Area:	260 sqm
Land Area:	0.3 ha

### Location: Occitanie



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**S. and L. BROWN**



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