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## Modern, to be completed spacious villa with equipment

**Puntous , Hautes-Pyrénées , Occitanie**



# €404,250

inc. of agency fees

3 Beds    1 Baths    250 sqm    0.32 ha

Modern, to be completed spacious villa with equipment This house is almost complete and is now waiting for someone to phase it out. All material and equipment for this purpose is present .Construction...

### At a Glance

<b>Reference</b>	MFH-MPC2060	<b>Near to</b>	Puntous	<b>Price</b>	€404,250
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	250 sqm
<b>Land</b>	0.32 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Modern, to be completed spacious villa with equipment

This house is almost complete and is now waiting for someone to phase it out.

All material and equipment for this purpose is present .

Construction lift, excavator, tiles, insulation, doors, toilet and kitchen unit for the office downstairs, fencing, wood, dekonaments for the conversion of the terrace, lawnmower etc etc.

The house is beautifully located against a hill on 3218 m2 of land with a beautiful view of the landscape. On the premises another wooden storage for goods.

The area is 250m2 living area and 250m2 for the business area with 2 large garages. Or can make two gîtes. Layout: a fantastically large living space of 87m2, toilet, 3 bedrooms with fitted wardrobes of which 1 bedroom has its own bathroom. There is a second bathroom. An indoor staircase leads to the ground floor which is intended as a business space or to create 2 gîtes. The layout is there, but that part has yet to be completed. All materials for this purpose are present.

Behind the house a lovely terrace waiting for the finishing touch (tiles and cover tiles for the fence are all present).

The septic tank is new and on standard.

Electricity is completely new and compliant.

NOT included in the price are all building materials and equipment worth € 80,000.

And the house is sold inclusively. So all inclusive is € 484.250HAI.

There are neighbors some distance away. Your privacy is guaranteed.

The house is located near Castelnau Magnoac for your daily groceries, restaurants and all necessities such as doctor, dentist, pharmacy etc.

Who dares?

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€404,250

## Key Information

Year Built:	2007
Internal Area:	250 sqm
Land Area:	0.32 ha

## Location: Occitanie



## Gallery





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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.

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