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## Countryside house for sale in Hautes-Pyrénées

**Trie-sur-Baïse** , **Hautes-Pyrénées** , **Occitanie**



# €250,000

inc. of agency fees

5 Beds      200 sqm      0.3 ha

Located between Castelnaud-Magnoac and Trie-sur-Baïse is this lovely, tastefully renovated farmhouse for sale offering 200m<sup>2</sup> of living...

### At a Glance

<b>Reference</b>	MFH-ADF1625456	<b>Near to</b>	Trie-sur-Baïse	<b>Price</b>	€250,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.3 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnaud-Magnoac and Trie-sur-Baïse is this lovely, tastefully renovated farmhouse for sale offering 200m<sup>2</sup> of living space with 3000m<sup>2</sup> of grounds. You will have at your disposal, amongst others, several living rooms and five bedrooms including a ground-floor master suite. View Pyrenees.

This renovated farmhouse enjoys lots of natural light and consists of:

A 5m<sup>2</sup> entrance hall serving, opposite, a 5m<sup>2</sup> laundry with toilet, shower and sink.

To the right of the entrance is a delightful 26m<sup>2</sup> living room with exposed beams, perfect for enjoying winter evenings with its wood burner. This room connects with the 17m<sup>2</sup> games room and a 12m<sup>2</sup> bedroom comprising a 9m<sup>2</sup> sleeping area and 3m<sup>2</sup> washroom.

Back to the entrance, and to the left is the 20m<sup>2</sup> fitted kitchen. Continuing on, there is a pleasant, 12m<sup>2</sup> space currently serving as a reading room where the imposing, original pebble wall has been preserved.

A third space, to the left, enjoying lots of natural light, is the 22m<sup>2</sup> lounge with French doors opening onto the terrace.

Stairs lead up to a landing (a 15m<sup>2</sup> bedroom (to finish renovating) and corridor serving a 20m<sup>2</sup> bedroom with 10m<sup>2</sup> washroom and a 23m<sup>2</sup> bedroom with a 4m<sup>2</sup> washroom as well as a bedroom of 14m<sup>2</sup> with its 3m<sup>2</sup> washroom.

Hot water is produced by two electric-powered storage tanks. Heating is provided by electric radiators and the wood burner. The property is served by an individual sewage system.

Windows are double glazed.

The roof is in good condition.

Outside you have a pergola, a small shed, an outbuilding serving as a garage/workshop and a small pond. A natural swimming pool was planned and there is the excavation ready and waiting for your own project of swimming pool / pond or other...

This home has a view of the Pyrenees and is perfect for welcoming your family, guests or as a 'bed and breakfast' chambre d'hôte' project. A 'must see'!

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€250,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.3 ha

## Location: Occitanie



## Gallery



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