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Countryside House for sale in Hautes-Pyrénées

Castelnau-Magnoac , Hautes-Pyrénées , Occitanie



€295,000

inc. of agency fees

4 Beds 350 sqm 0.45 ha

Located between Castelnau-Magnoac and Trie-sur-Baïse is this countryside property for sale. Enjoying lots of natural light, it is...

At a Glance

Reference	MFH-ADF1625882	Near to	Castelnau-Magnoac	Price	€295,000
Bed	4	Pool	No	Hab.Space	350 sqm
Land	0.45 ha			Land Tax	N/A

Property Description

Located between Castelnau-Magnoac and Trie-sur-Baïse is this countryside property for sale. Enjoying lots of natural light, it is currently comprised of a private 4-bedroom home and a professional restaurant business. The whole is easily transformable into one larger home or two separate dwellings. It is surrounded by 4500m² of grounds in a quiet setting.

Situated in a pleasant village in a rolling valley, this lovely family home has been tastefully renovated.

The ground floor consists of an entrance hall with storage cupboards which in turn accesses a 29m² living area with fireplace. Continuing on is the 18m² kitchen with gas cooker, dish washer and 3m² storage space.

There is a 13m² corridor which serves two bedrooms of 21m² each (one with built-in storage) and a 9m² bathroom with shower, bath and separate toilet. Upstairs in the attic space, there are two more bedrooms (16m² & 21m²) and a 5m² washroom.

But this is not all: this building possesses a business section which you could conserve or convert to living space. Two dwellings could indeed be created with some building works.

This section is comprised of an entrance, a spacious room (56m²) with fireplace currently serving as the restaurant (perfect for creation of living and dining space), a 30m² professional kitchen divided into three distinct sections (preparation, cooking and washing) and a toilet.

The roof is in very good condition and insulated with glass wool. There is a gas powered condensation heater providing heating and hot water. All windows are double glazed. The property is served by an individual sewage system. Energy efficiency classed C.

The 4500m² of grounds could accommodate a swimming pool and has a garden section. There is a garage and poultry house also.

You will be 6 mins from Castelnau-Magnoac, 14 mins from Trie-sur-Baïse, 25 mins from Masseube, 55 mins from Auch, 55 mins from Tarbes, 1h45 from Toulouse and airport, 2h30 from the Atlantic coast.

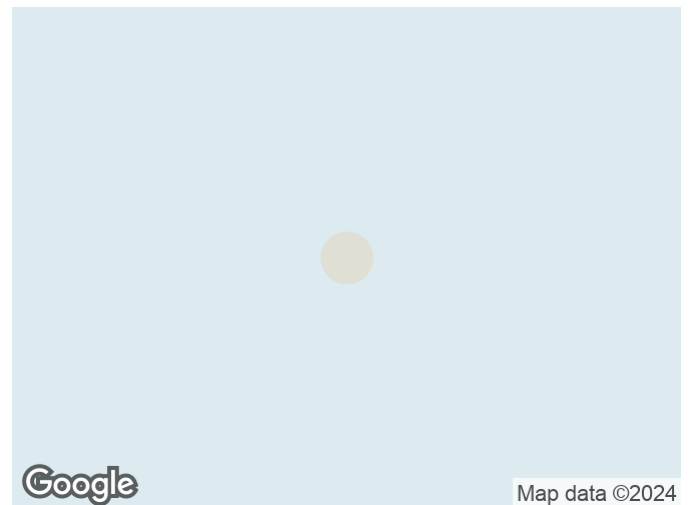
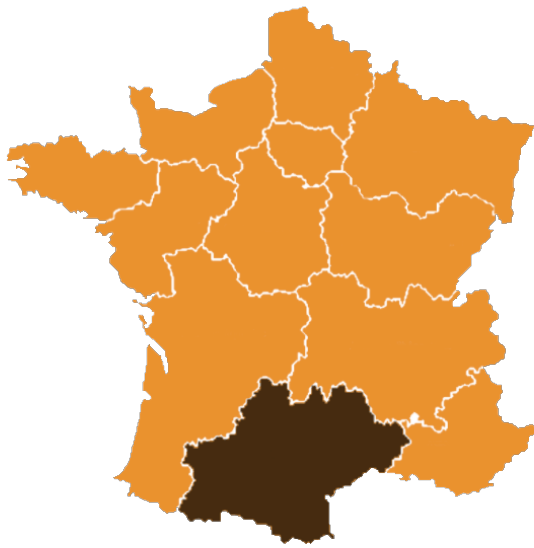
Summary

Property type:	Countryside house
Bedrooms:	4
Price	€295,000

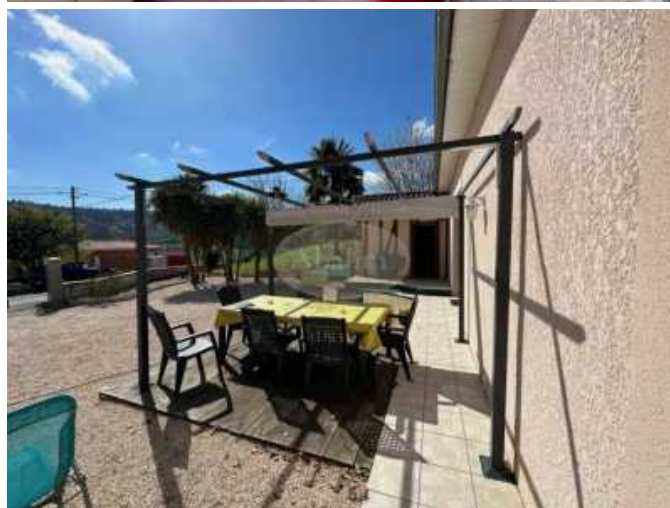
Key Information

Internal Area:	350 sqm
Land Area:	0.45 ha

Location: Occitanie



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