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## Farmhouse to renovate

**46 000 €** [ Vergoedingen aan de verkoper ]

- Referentie : AF26088
- Aantal kamers : 9
- Aantal slaapkamers : 3
- Woon oppervlak : 180 m<sup>2</sup>
- Grond oppervlak : 1 200 m<sup>2</sup>



Located 15 minutes from Lannemezan, in the direction of St. Lary and in a charming village of the Baronnies, this farmhouse needs a complete renovation. With a living space of 180 m<sup>2</sup>, it can be converted to your liking. The property includes outbuildings, two pigsties and a cowshed, and a garden measuring 1200 m<sup>2</sup>.

The front door opens onto a 6 m<sup>2</sup> entrance hall. To the left is the former kitchen-cum-dining room (30 m<sup>2</sup>), with a 13 m<sup>2</sup> larder behind the kitchen.

The room to the right of the entrance hall is the former living room (25 m<sup>2</sup>), which is followed by a room that measures 17.6 m<sup>2</sup>.

A wooden staircase leads to the first floor, which has a 25 m<sup>2</sup> bedroom leading to another bedroom (21.5 m<sup>2</sup>).

Off the landing, there is also a 33.8 m<sup>2</sup> bedroom that leads to an 18 m<sup>2</sup> bedroom.

If needed, the attic could be converted in order to have an additional living space of 50 m<sup>2</sup>.

The property includes several outbuildings, a pigsty (50 m<sup>2</sup> surface) and a cowshed (56 m<sup>2</sup> floor surface).

There is also a second pigsty (23 m<sup>2</sup>) and another outbuilding (33 m<sup>2</sup>).

The house sits on a garden measuring 1200 m<sup>2</sup>.

All the buildings need to be renovated. The construction is traditional. The walls are stone built. The roof is slate tiled. The house has electricity.

Located 15 minutes from the A64 motorway in Lannemezan; 25 minutes from St. Lary; 40 minutes from the ski resorts Piau Engaly and St. Lary; 55 minutes from Spain via the Bielsa Tunnel; an hour and 15 minutes from Toulouse.