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## Spacious Townhouse Outbuildings Garden

**82 000 €** [ Vergoedingen aan de verkoper ]

- Referentie : AF26274
- Aantal kamers : 8
- Aantal slaapkamers : 4
- Woon oppervlak : 250 m<sup>2</sup>
- Grond oppervlak : 300 m<sup>2</sup>
- Grond belasting : 1 087 €



Located in the lovely town of Castenau-Magnoac is this charming home for sale offering 230m<sup>2</sup> of space to renovate. Filled with character, there are four bedrooms, an outbuilding and a garden.

All commerce and services are within easy walking distance. This lovely building is ideal for a family home, professional space or rental investment.

The entrance opens to a crossing corridor. To the left is a first room which could serve as an office. Continuing on is a staircase and, still to the left, is a 12m<sup>2</sup> kitchen space. To the right of the entrance are two spacious rooms which could be your living and dining room.

Stairs lead up to four good-sized bedrooms (12, 18, 19 & 22m<sup>2</sup>) and a water closet (toilet and washbasin, there is plumbing installed for a shower). The varnished floors are in excellent condition.

A second staircase leads to the loft where 80m<sup>2</sup> are available to be transformed to a studio, a sitting room or further bedrooms.

The 40m<sup>2</sup> basement is accessed from the ground floor.

There is an 80m<sup>2</sup> outbuilding in the courtyard divided into two spaces on the ground floor and three upstairs.

The roof of the house and barn will require work. Windows have one pane of glass. There is gas central heating. The property is connected to the sewage mains.

You will be 20 mins from Lannemezan, 20 mins from Masseube, 45 mins from Tarbes, 1h30 from Toulouse.

**ENERGIE VERBRUIK :** **G (999)**

**BROEIKAS EFFECT :** **G (999)**