



16, Avenue de la Marne - 65000 TARBES
Tel.: 0033 (0) 562.345.454. - Fax : 0033 (0) 562.346.660

abafim.nl

Neem tevens contact met ons op per mail : contact@abafim.com

Lovely quiet farm house

155 000 € [Vergoedingen aan de verkoper]

- Referentie : AF26723
- Aantal kamers : 4
- Aantal slaapkamers : 2
- Woon oppervlak : 100 m²
- Grond oppervlak : 18 000 m²
- Grond belasting : 370 €



Located 15 minutes from Castelnau-Magnoac and from Trie-sur-Baïse, this old traditional Gers-style farm house has a living space of 100 m² and is composed of 2 bedrooms, a living room, a kitchen and outbuildings on a nice plot of 18,000 m² facing the Pyrenees.

To the left of the 9 m² entrance hall is a 20 m² room that could be used as a living room or a bedroom. To the right is a big 25 m² kitchen with an open fireplace, a 25 m² utility room and a 29 m² pantry.

The roof has been overhauled and is in good condition. The windows are single-glazed. Heating is provided by fireplaces and drainage is connected to a septic tank that needs to be brought up to code.

On the plot of 18,000 m², which faces the Pyrenees, there is a big barn with small outbuildings that were formerly used as pigsties and a henhouse.

The property needs a complete renovation, but has wonderful potential. The plot surrounds the house, making the environment very pleasant.

Located 45 minutes from Auch and from Tarbes; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic Ocean.

DPE :

Bien non soumis aux DPE.