



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

House, pleasant setting

122 000 € [Vergoedingen aan de verkoper]

- Referentie : AF26724
- Aantal kamers : 7
- Aantal slaapkamers : 3
- Woon oppervlak : 160 m²
- Grond oppervlak : 2 023 m²
- Grond belasting : 400 €



Located in the triangle of Castelnau-Magnoac, Trie sur Baise and Masseube, this house is in the heart of a lovely small town. Sitting on a garden measuring more than 2,000 m², the house measures 160 m² and is composed of a kitchen, a living room, a dining room, a pantry, three bedrooms, two shower-rooms, separate toilets and a walk-in closet.

Situated south of a wonderful village, this property is in a preserved setting that is calm and relaxing.

The house measures 160 m² and is composed of a big entrance hall, a 13 m² kitchen opening onto a living room (20 m²), a dining room (19 m²) and a pantry (13.5 m²). The pantry has its own entrance door and shower, making it possible to be converted into a bedroom on the ground floor if needed.

Upstairs, there are three bedrooms. The first two measure 18 m² & 19.5 m² and have beautiful wooden flooring and cupboards. The third needs to be finished. This floor also has a shower-room with a separate toilet.

With truly nice views of the valley and in a secluded setting, you'll enjoy this little corner of happiness and let your imagination run free.

All rooms are heated by a recent air heating unit, and there is also a wood-burning heater. Insulation was just installed in the attic. Thermodynamic hot-water heater for even more savings on electricity. Joinery is single-glazed. The roof is tiled. Drainage system connected to a septic tank.

Located 10 minutes from Castelnau-Magnoac, Trie sur Baise and Masseube; 25 min from Lannemezan and

Mirande; 35 min from Auch; 1 hr 30 min from Toulouse and its airport and from ski slopes; 2 hr from Biarritz and the Atlantic Ocean.