



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

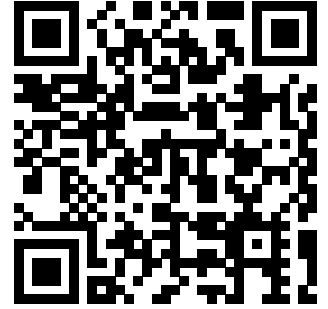
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[contact@abafim.com](mailto:contact@abafim.com)

## House, chalet, wooded land

**165 000 €** [ Honorarios al vendedor ]

- Referencia : AF25620
- Número de habitaciones : 8
- Número de habitaciones : 3
- Espacio habitable : 130 m<sup>2</sup>
- Superficie del terreno : 6 700 m<sup>2</sup>



Located 6 minutes east of Castelnaud-Magnoac, this double dwelling to renovate consists of a house, a chalet and 6700 m<sup>2</sup> of wooded land.

As for the first house, the ground floor is composed of a 29 m<sup>2</sup> garage, a 14 m<sup>2</sup> bedroom, an 11 m<sup>2</sup> pantry and a 4 m<sup>2</sup> open space with the staircase to the floor above.

The next level has an 8 m<sup>2</sup> kitchen, a 30 m<sup>2</sup> living room with a fireplace, a 12 m<sup>2</sup> bedroom, a bathroom and a separate toilet.

The balcony has a 15 m<sup>2</sup> terrace.

The roof has interlocking concave tiles. Heating is provided by the fireplace and electric convector heaters.

The second dwelling is a chalet composed of a 30 m<sup>2</sup> living area, a kitchen (+6 m<sup>2</sup>) and a 5 m<sup>2</sup> bathroom. Possible to create an area for sleeping on the 10 m<sup>2</sup> mezzanine.

The chalet also has a fireplace equipped with a system to distribute water to the radiators.

Both dwellings have double glazing.

There is a 150L electric hot-water heater.

Drainage is connected to a septic tank that is not up to code.

Renovation and updating are needed.

Located 22 minutes from Lannemezan; 45 min from Auch; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Atlantic Ocean.

## Consommation énergétique :

*Logement économe*

**0-50 A**

**51-90 B**

**91-150 C**

**151-230 D**

**231-330 E**

**331-450 F**

**>450 G**

*Logement énergivore*

DPE :

Bien non soumis aux DPE.