



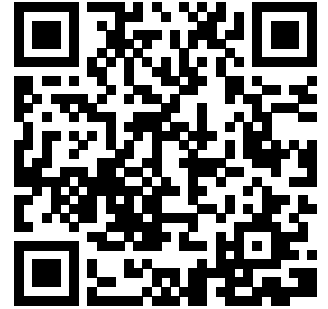
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Two house property to renovate

180 000 € [Honorarios al vendedor]



- Referencia : AF25902
- Número de habitaciones : 10
- Número de habitaciones : 6
- Espacio habitable : 280 m²
- Superficie del terreno : 1 000 m²
- Impuesto sobre bienes inmuebles : 183 €



Located between Castelnaud-Magnoac and Trie sur Baise, this imposing property has a living space of 300 m² and sites on 1000 m² of land.

This property is the ideal place for families wishing to live together or as an investment rental.

The first house measures 143 m² and is composed of a bright living room (26 m²) with a fireplace. Next to it is a big sun room (17 m²) for your most beautiful plants and lemon trees.

The ground floor also has a kitchen (19 m²), a bedroom (17 m²), a bathroom and a separate toilet.

Upstairs, there are two big bedrooms (17 m² & 19 m²) and an antechamber (13 m²) facing due south and with truly lovely wooden floors. The big attic space (28 m²) could be converted.

The second house measures 156 m² and is composed of a big 27 m² room, followed by a dining room (20 m²). You'll appreciate curling up next to the fireplace in winter. This room has a kitchenette (6 m²). Both rooms have direct access to the outside.

The ground floor also has a 15 m² bedroom and a bathroom (11 m²) with a toilet.

Upstairs, there are two big bedrooms (27 m² & 41 m²) with huge space for sleeping.

The property also has two outbuildings with attic space and cowsheds. Many places for storage.

Each dwelling has its own water source, electrical wiring and drainage system.

Single glazing.

Gas-fired heating.

Located only 5 minutes from all conveniences; 30 min from Lannemezan and from Auch; 1 hr from ski stations; 2 hr from beaches of the Atlantic Ocean.

CONSUMO DE ENERGIA :

D (152)

EMISIONES DE GASES DE EFECTO INVERNADERO :

D (41)