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Isolated Gascon house to renovate

165 000 € [Honorarios al vendedor]



- Referencia : AF26050
- Número de habitaciones : 6
- Número de habitaciones : 3
- Espacio habitable : 140 m²
- Superficie del terreno : 3 658 m²
- Impuesto sobre bienes inmuebles : 377 €



Located between Boulogne-sur-Gesse and Castelnaud-Magnoac, this lovely Gascon house from 1826, to completely renovate, has a living space of 140 m² and sits on more than 3500 m² of land.

From the entrance hall, on the right is a very bright living room (26 m²) that gives onto the yard. On the left is a 13 m² room that could be used as a bedroom or dining room. The ground floor also has a 23 m² utility room, a bathroom and a 16 m² wine and spirits house.

Upstairs, there are two big bedrooms (15 m² & 30 m²). The huge attic (55 m²) has huge possibilities for conversion. The entire property needs renovation and to be brought up to code. The L-shaped barn and agricultural outbuildings can be used to your liking in these authentic structures.

The grounds measure more than 3500 m² and has several entrances. There is also a well and several outbuildings for storage.

Joinery is single-glazed.

Heating: wood-burning.

Individual drainage system connected to a septic tank and up to code.

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