



## Propriete d'Exception avec Piscine



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoires.com">http://www.maisonsetmanoires.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 365,000

#### Standort

Land:	Frankreich
Postleitzahl:	32230
Veröffentlicht:	08.07.2024

#### Beschreibung:

In the heart of the South-West, discover this splendid Gascon property of over 383 m<sup>2</sup>, including 228 m<sup>2</sup> of living space, nestled in fenced grounds of almost 6500 m<sup>2</sup> with swimming pool and breathtaking views of the Pyrenees. Just minutes from shops and schools, this house is ideal as a family residence or vacation home.

#### First floor:

- Entrance
- Fitted and equipped kitchen with terrace exit
- Living/dining room: Spacious and bright with fireplace and warm, authentic features such as antique tiles, original beams and cupboards.
- 2nd living/office: With fireplace and wood-burning stove, ideal for cosy evenings.
- Bedroom 1 with French window leading outside
- Bathroom with Shower and WC
- Laundry room

#### Upstairs, a landing leads to :

- Master bedroom 1, spacious and comfortable, with bathroom (bath, double washbasin, shower and



toilet)

- Master suite 2 with bathroom (bath, washbasin and wc).

++Potential for further development and expansion with the former hayloft, for example.

Exterior :

-Swimming pool: Secured by a fence

-Outbuildings: the former barn has been converted into a 90 m<sup>2</sup> garage/workshop, with a former hayloft on the first floor featuring high ceilings,

-Covered terrace for summer evenings

-Small building formerly used as a pigsty and henhouse (usable for tool storage or other)

-Carport and wood shed

-Well

Technical details :

- Septic tank: New

- Double glazing

- Oil central heating

- Outbuildings: In excellent condition, ready for conversion

This property is a real gem, set in a quiet, unoverlooked location, on the edge of a road with no nuisances, offering tranquility and rural charm.

Marcillac is 20 minutes away, Tarbes and its airport 40 minutes, and Toulouse or Spain 2 hours away.

Visit without delay!

Surface : 228 m<sup>2</sup>

Rooms : 6

Bathroom : 2

Plot size : 64 a 64 ca

## **Caracteristiques techniques**

Reference

MM2034NASD

Price

365 000 €



Location

Marciac 32230

Rooms

6

Bedrooms

3

Shower room

1

Bathroom

2

Property tax

412 € /year

Plot size

64 a 64 ca

Sanitation

Individual

Openings

Wood/Double glazing

Heating

Wood, Fuel oil/Individual

Description of the pool

10mx6m fond plat, chlore et cloturee

**Rooms details**



Entree  
20 m<sup>2</sup>  
Salle a manger  
24,5 m<sup>2</sup>  
Salon  
23 m<sup>2</sup>  
Cuisine  
21 m<sup>2</sup>  
2nd salon ou chambre 1  
23 m<sup>2</sup>  
Salle d'eau  
3,35 m<sup>2</sup>  
Buanderie  
6,8 m<sup>2</sup>  
Chambre 2 avec salle de bains  
34 m<sup>2</sup>  
Chambre 3 avec salle d'eau  
25 m<sup>2</sup>

### Informations complementaires

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3530.00 and 4840.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

Nos honoraires

### Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 228 m<sup>2</sup>

### Zimmerdetails

Zimmer insgesamt: 6

### Versorgungsdetails

Heizung: Ja

### Mietbedingungen

Verfügbar ab:

### Kontaktinformation

IMLIX ID: IX5.890.682



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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