



## Propriete d'Exception avec Piscine

### اطلاعات مشاور املاک

Sarah Day	نام:
Maisons et Manoirs	نام شرکت:
France	کشور:
1994	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+33 (608) 891-279	تلفن ثابت:
French	Languages:
<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>	وب سایت:



### توضیحات آگهی

آگهی برای: فروش  
قیمت: EUR 365,000

### اطلاعات مکانی

کشور: France  
کد پستی: 32230  
تاریخ آگهی: 2024/07/08  
توضیحات:

In the heart of the South-West, discover this splendid Gascon property of over 383 m2, including 228 m2 of living space, nestled in fenced grounds of almost 6500 m2 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



Marcillac 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 m2



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

Salle a manger	24,5 m2
Salon	23 m2
Cuisine	21 m2
2nd salon ou chambre 1	23 m2
Salle d'eau	3,35 m2
Buanderie	6,8 m2
Chambre 2 avec salle de bains	34 m2
Chambre 3 avec salle d'eau	25 m2

### 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

### اطلاعات عمومی

3	اتاق خواب:
2	اتاق خواب:
228 متر	فوت مربع تمام شده:

### Room details

6 Total rooms:

### Utility details

بله Heating:

### Lease terms

Date Available:

### Contact information

IX5.890.682

IMLIX ID:



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