



## Charming cottage with stunning vues to the Pyrenees



### Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 312,546.39

### Location

Pays:	France
Indicatif régional:	32300
Soumis:	15/04/2025

### Description:

Charming south-facing farmhouse, offering breathtaking views of the Pyrenees. Nestled on a 4.5-hectare plot, this property offers a peaceful and enchanting setting, ideal for those seeking a countryside lifestyle. Key features: Orientation: The farmhouse is perfectly oriented to the south, benefiting from optimal sunlight throughout the day and providing spectacular views of the Pyrenees. Land: With its 4.5 hectares of land, this property offers plenty of space for various projects, whether it's horse breeding or cultivation. House condition: The main house is in good overall condition but could benefit from some updates to modernize it according to personal tastes. Ideal for horses or cultivation: With its vast land and peaceful environment, this property is perfectly suited for accommodating horses or for developing agricultural activities. Fenced garden: The fully fenced garden provides a secure and private space, ideal for children, pets, or simply enjoying tranquility. Outbuildings: A large metal-framed barn and a two-car garage provide additional storage space and the opportunity to develop various projects. Spacious rooms: The rooms in the main house are of good size, offering comfort and functionality for countryside living. This farmhouse represents a rare opportunity to own a property offering both charm, potential, and exceptional views of the Pyrenees.

Surface : 205 m2



Rooms : 7

Plot size : 04 ha 53 a 97 ca

## Caracteristiques techniques

Reference

MM 2153 MD

Price

275 000 €

Location

Ponsan-Soubiran 32300

Rooms

7

Bedrooms

4

Shower room

2

Property tax

789 € /year

Plot size

04 ha 53 a 97 ca

Sanitation

Individual compliant

Openings

PVC/Double glazing



Swimming pool

No

Heating

Air conditioning, Electric, Heat pump

Living room

35 m<sup>2</sup>

Interior condition

Good

Kitchen

Fitted

View

Mountain

Exposure

South

Levels (incl. ground floor)

2

Roof

Good condition

## **Rooms details**

Kitchen

25 m<sup>2</sup>

Bathroom

7 m<sup>2</sup>

Office or dining room

18.35 m<sup>2</sup>

Lounge with underfloor heating and fireplace



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35 m2

Summer room with WC and shower, sliding doors onto patio

32 m2

Garage and store room

63 m2

Landing

14 m2

Bedroom 1

27 m2

Bedroom 2

21 m2

Bedroom 3

12.5 m2

Bedroom 4

12.5 m2

Attic store room

30 m2

## Informations complémentaires

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3150.00 and 4430.00 €.

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

Agent commercial (Entreprise individuelle) \* RSAC 414 859 660

Nos honoraires

## Commun

Chambres: 4

Salle de bains: 7

Pied carré fini: 205 m<sup>2</sup>

## Room details

Total rooms: 7

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.806.053

