



Charming cottage with stunning vues to the Pyrenees



Ügynök információ

Név:	Sarah Day
Cégnév:	Maisons et Manoirs
Ország:	France
Experience since:	1994
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (608) 891-279
Languages:	French
Weboldal:	http://www.maisonsetmanoirs.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 312,546.39

Elhelyezkedés

Ország:	France
Irányítószám:	32300
Feladta:	2025. 04. 15.
Leírás:	

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 m²

Interior condition

Good

Kitchen

Fitted

View

Mountain

Exposure

South

Levels (incl. ground floor)

2

Roof

Good condition

Rooms details

Kitchen

25 m²

Bathroom

7 m²

Office or dining room

18.35 m²

Lounge with underfloor heating and fireplace

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.

Agent commercial (Entreprise individuelle) * RSAC 414 859 660

Nos honoraires

Gyakori

Hálósobák: 4

Fürdőszobák: 7

Kész négyzetméter: 205 nm

Room details

Total rooms: 7

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.806.053



IMLIX

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<https://www.imlix.com/hu/>

