



Propriete d'Exception avec Piscine



Informazioni sull'Agente

Nome:	Sarah Day
Nome della ditta:	Maisons et Manoirs
Nazione:	France
Experience since:	1994
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (608) 891-279
Languages:	French
Sito web:	http://www.maisonsetmanoirs.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 365,000

Posizione

Nazione:	France
Cap:	32230
Pubblicato:	08/07/2024

Descrizione:

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 m² 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 m²

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 m2
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.

Nos honoraires

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	228 mq

Room details

Total rooms:	6
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Utility details

Heating:	Si
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.890.682
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