



## Charming Gascon Farmhouse in Elevated Position



### 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:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 243,217.92

#### Posizione

Nazione:	France
Cap:	65230
Publicato:	09/04/2025

#### Descrizione:

#### Charming Gascon Farmhouse in Elevated Position

This former farmhouse enjoys a superb, dominant location with beautiful open views. The main house is in very good structural condition, and full of potential.

Inside, the property requires renovation but offers exceptionally spacious and light-filled rooms that can be beautifully restored. The existing living space could easily be expanded thanks to two adjoining attics ready for conversion.

The outbuildings also have plenty of character and could be developed for gite or guest accommodation projects.

Ideally situated just 10 minutes from local amenities, 35 minutes from the Pyrenees, and 1 hour 15 from Toulouse.

Surface : 160 m<sup>2</sup>

Rooms : 5

Bathroom : 1



Plot size : 01 ha

## **Caracteristiques techniques**

Reference

MM 2143 GN

Price

214 000 €

Location

Castelnau-Magnoac 65230

Rooms

5

Bedrooms

2

Bathroom

1

Plot size

01 ha

Openings

Wood

Swimming pool

No

Living room

29 m2

Interior condition



Needs work

View

Mountain

Exposure

Southeast

Insulation

oui

Cellar

No

Levels (incl. ground floor)

2

Roof

bon etat

### Informations complementaires

Fees to be paid by the seller. Not subject to DPE. 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 398 244 657

Nos honoraires

### Comune

Camere da letto:	2
Bagni:	1
Finito piedi quadrati:	160 mq

### Room details

Total rooms:	5
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### Lease terms

Date Available:

### Contact information



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

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