



## Propriete d'Exception avec Piscine



### Agent Info

Naam:	Sarah Day
Bedrijfsnaam:	Maisons et Manoirs
Mistlampen:	France
Experience since:	1994
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 365,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	32230
Geplaatst:	08-07-2024

### Omschrijving:

In the heart of the South-West, discover this splendid Gascon property of over 383 m<sup>2</sup>, including 228 m<sup>2</sup> of living space, nestled in fenced grounds of almost 6500 m<sup>2</sup> 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.

Marciac 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



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](http://georisques.gouv.fr). This property is offered to you by a commercial agent (Sole proprietorship).

Nos honoraires

### Algemeen

Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 228 m<sup>2</sup>

### Room details

Total rooms: 6

### Utility details

Heating: Ja

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.890.682



IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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