



## Propriete d'Exception avec Piscine



### Emlakçı Bilgisi

İsim:	Sarah Day
Şirket Adı:	Maisons et Manoirs
Ülke:	France
Experience since:	1994
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (608) 891-279
Languages:	French
Web sitesi:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 365,000

### Konum

Ülke:	France
Posta kodu:	32230
Yayınlandı:	08.07.2024

### Açıklama:

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 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.

Marcillac 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).

Nos honoraires

## Genel Bilgiler

Yatak odası: 3

Banyo: 2

Bitmiş metrekare: 228 m2

## Room details

Total rooms: 6

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.890.682



IMLIX

IMLIX Gayrimenkul Pazarı

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

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