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Nice village house

86 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26339
- Numero di stanze : 9
- Numero di camere da letto : 3
- Superficie abitabile : 75 m²
- Superficie del terreno : 40 m²
- Imposta patrimoniale : 769 €



Located in the heart of Castelnau-Magnoac, this nice village house to fix-up is semi-detached. It is composed of a living room, a kitchen and three bedrooms, spread over 3 levels. Ideal for an investor or first-time buyer. Possibility to purchase a small non-adjoining garden.

From the entrance, you discover a bright 14 m² living room, followed by a 13 m² kitchen with an open fireplace. A door in the kitchen opens onto a small balcony with stairs that descend to the street. The ground floor is finished off with a toilet under the staircase.

The staircase is in the living room and leads to the first floor which has two bedrooms (10 m² & 11 m²), a shower-room and a separate toilet.

The second floor has a 12 m² bedroom and two 7 m² rooms that could be used as a study or walk-in closet.

The third floor is the attic (28 m²) - lots of space for storage.

There is also a cellar that is reached from the outside of the house. It measures 29 m², with a 1.8m ceiling. It holds the oil-fired boiler and could be used for storing bikes, tools, etc.

The entire basement is reinforced with metal I-beams.

Oil-fired central heating.
Electric hot-water heater.
Linky meter in the cellar.

Flat tiles on the roof, in addition to a protective rain sheeting.

Possibility to purchase a small garden and garage (non adjoining).

All businesses are within walking distance.

Located 20 minutes from Lannemezan; 45 min from Tarbes; 1 hr 30 min from Toulouse; 2 hr from the Atlantic Ocean.