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## Countryside Restoration-Construction Project

**57 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26391
- Numero di stanze : 4
- Numero di camere da letto : 2
- Superficie abitabile : 75 m<sup>2</sup>
- Superficie del terreno : 2 500 m<sup>2</sup>
- Imposta patrimoniale : 472 €



Situated close to a lovely picturesque village 15 mins north of Maubourguet is this house to restore entirely. In very poor condition with foundation problems, a complete rebuild on the current footprint could be envisaged. There are currently 75m<sup>2</sup> of living space with two bedrooms plus a garage, annexe and 2500m<sup>2</sup> of land.

The building is in very poor general condition and will require total restoration or a complete rebuild.

At the edge of a lovely village close to the vineyards of the Madiran is this house to restore entirely. It is currently in very poor condition. A new build on the existing footprint could be envisaged. There is currently a hallway serving a living room and kitchen. A washroom and toilet are located under the stairs in the hallway. A storage space with a loft is accessible from the kitchen area. There is a 24m<sup>2</sup> garage currently housing the heating boiler.

Next to the house is a structure perfect for creation of gite, terrace, games room etc. It is a very tranquil location.

There is a good sized plot of land, 2500m<sup>2</sup>, with lots of trees and a pond.

Electricity and water mains will require new connections. The individual sewage system would have to be renewed. The house currently has a tile roof covering and no double glazing.

You will be 15 mins from Maubourguet for all commerce and services. 45 mins from Tarbes for TGV, A64 motorway and airport. 1h45 from Biarritz. 2h20 from Toulouse. Skiing 1h30.

