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## Basque-style house, pool

**280 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26734
- Numero di stanze : 7
- Numero di camere da letto : 4
- Superficie abitabile : 180 m<sup>2</sup>
- Superficie del terreno : 5 565 m<sup>2</sup>
- Imposta patrimoniale : 1 600 €



Located between Castelnau-Magnoac and Boulogne-sur-Gesse, this big 180 m<sup>2</sup> house has 5 bedrooms, a swimming pool, a big basement and more than 5000 m<sup>2</sup> of land.

The style of the house is inspired by the architecture of Basque houses and immediately immerses you in a cosy and peaceful ambiance.

The materials are a combination of concrete and wood, with lovely beams in all the rooms and windows with single glazing. The frames date from the first half of the 20th century, some needing to be replaced by double glazing even if they are beautiful and have the original closing system.

The ground floor resembles a basement with a garage, a laundry room, boiler room and workshop (more than 100 m<sup>2</sup>).

The most interesting things are found on the first floor, which is reached by an interior staircase or by two exterior staircases. This floor is composed of a big kitchen-cum-dining room (28 m<sup>2</sup>) with a wood-burning heater and a very bright living room (36 m<sup>2</sup>) that also has a wood-burning heater. Both rooms give onto a big wooden terrace that faces east and south. This floor also has a bedroom and study (13 m<sup>2</sup> each), a shower-room and a separate toilet.

An impressive wooden staircase leads to the space under the rafters and has high ceilings. You'll enjoy four more bedrooms (2 x 14 m<sup>2</sup>, 17 m<sup>2</sup> & 20 m<sup>2</sup>) and an attic space (19 m<sup>2</sup>).

The house is obviously big, bright and functional. It has oil-fired central heating with a 3000L tank that is

buried, an electric hot-water heater and a septic tank for the drainage system.

The swimming pool is 10m x 5 m and has a salt filtration system as well as an electric cover system. The land of more than 5000 m<sup>2</sup> is divided into two parts. The first part of 3000 m<sup>2</sup> surrounds the house and the second (2000 m<sup>2</sup>) is on the other side of the street, making ideal to be used for an orchard or for animals.

Located 5 minutes from Castelnau-Magnoac; 10 min from Boulogne-sur-Gesse; 45 min from Auch and Tarbes; 1 hr 30 min from Toulouse and ski slopes; 2 hr from the Atlantic coast; 3 hr 30 min from the Mediterranean Sea.

**CONSUMO ENERGETICO : F (334)**

**GAS SERRA : E (69)**