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## Farmhouse to renovate

**88 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26738
- Numero di stanze : 4
- Numero di camere da letto : 2
- Superficie abitabile : 120 m<sup>2</sup>
- Superficie del terreno : 3 500 m<sup>2</sup>



Located between Castelnau-Magnoac and Trie-sur-Baïse, this farmhouse to renovate has a living space of 120 m<sup>2</sup> and 3500 m<sup>2</sup> of land.

If you have the spirit of a builder and a second-hand goods dealer, this nice farmhouse is for you. The house needs work and is rather cluttered. The current owner is an open-air jumble seller and the house needs some big improvements on the roof and chimney wall, which is partially collapsed.

The house is a traditional Gascon with a room on each side of the front door. On the right is a 27 m<sup>2</sup> living room and on the left is a 23 m<sup>2</sup> kitchen.

Upstairs, the layout is the same, with a 27 m<sup>2</sup> bedroom on the north side and a 24 m<sup>2</sup> bedroom on the south side. There is also a 4 m<sup>2</sup> shower-room. The toilet is in the entrance hall on the ground floor.

Heating is provided by mobile electric heaters and drainage is connected to a septic tank.

Several outbuildings, with a floor surface of more than 100 m<sup>2</sup>, can be converted.

The land of 3500 m<sup>2</sup> is tree-filled and needs, just as the rest of the house, some upkeep in order to fully enjoy it.

Located 7 minutes from Castelnau-Magnoac and 10 min from Trie-sur-Baïse; 45 min from Tarbes and Auch; 1 hr 15 min from the airport in Toulouse and from ski slopes; 2 hr from the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.