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Isolated farmhouse 5 hectares

250 000 € [Commissioni addebitate al venditore]

- Riferimento : AF26739
- Numero di stanze : 7
- Numero di camere da letto : 3
- Superficie abitabile : 163 m²
- Superficie del terreno : 57 866 m²
- Imposta patrimoniale : 1 361 €



Located between Miélan and Mirande, this lovely Gascon house has a living space of 160 m², faces due south, many outbuildings and 5 hectares of land.

To the right of the front door is a traditional dining room (21 m²) with a fireplace, followed by a pantry (12 m²). To the left is a bright living room (19 m²). An adjoining room (35 m²) has lots of space to be used as you'd like.

The ground floor also has a shower-room (6 m²) and a separate toilet.

Upstairs, there are three spacious bedrooms (14 to 22 m²) that face due south. The large landing and wooden flooring of the bedrooms are in excellent condition.

The outbuildings, facing east, include a very large covered area (55 m²) that could be transformed into a summer kitchen or whatever you'd like. There is also a cowshed, a barn and an annexe (65 m²) that need to be renovated.

The roof is tiled. Construction is typical of the region, beaten earth and white stones from the Gers. Central heating is gas-fired. Joinery is PVC and double-glazed. The attic space is insulated. Drainage connected to a micro-station septic tank.

Situated less than 3 km from all businesses. You'll appreciate this property, the starting point for your projects. Additional land is available, up to 19 hectares!

Located 1 hr 30 min from the Pyrenees; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic

Ocean.

CONSUMO ENERGETICO : E (204)

GAS SERRA : E (51)