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## Charming Home with Grounds

**212 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26767
- Numero di stanze : 9
- Numero di camere da letto : 5
- Superficie abitabile : 260 m<sup>2</sup>
- Superficie del terreno : 3 000 m<sup>2</sup>
- Imposta patrimoniale : 1 335 €



Located in the heart of an adorable village between Castelnau-Magnoac and Boulogne-sur-Gesse, this spacious, 260m<sup>2</sup>, home is set in a dominant position with over 3000m<sup>2</sup> of land.

A lovely track rises and touches an ancient mound where once a feudal tower stood, and leads to the 25m<sup>2</sup> entrance to the house which is ideal for hosting family events.

To the right, a 22m<sup>2</sup> room currently serves as a bedroom but could once again fulfil its original intention as a sitting room. Further and to the right is a room which once served as a workshop.

To the other side of the entrance is a pretty dining room with fireplace, a 17m<sup>2</sup> kitchen and a 13m<sup>2</sup> bedroom with its original two-section bathroom. The ground floor also has a laundry with a service entrance and a 29m<sup>2</sup> garage.

The upstairs, depending on your wishes, could be transformed into an apartment. It has four bedrooms (14m<sup>2</sup>, 16m<sup>2</sup>, 20m<sup>2</sup> and 21m<sup>2</sup>), a bathroom in two sections, a 9m<sup>2</sup> kitchen and a 21m<sup>2</sup> dining and living room. Some small loft space under the sloping roof completes the house.

This charming building would benefit from a major modernisation and some work on the windows and wiring. It would, in return, offer a valuable return on investment.

The house has central heating provided by oil on the ground floor and electric-powered radiators upstairs. There is an electric-powered hot water storage tank. Windows have one pane of glass and the property has an individual sewage system.

The property has shaded grounds and, with its century-old trees, oozes an undeniable charm. There is a 70m<sup>2</sup> outbuilding located at the entrance to the property at the lower part of the land, which has a storage space and pyre.

You will be 5 mins from Castelnau-Magnoac, 45 mins from Auch, 1h20 from Toulouse and its airport, 1h from mountain hiking trails and skiing, 2h from the Atlantic coast and 3h30 from the Mediterranean.

**CONSUMO ENERGETICO : F (329)**

**GAS SERRA : F (86)**