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## Farmhouse Property 17 Acres

**399 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26898
- Numero di stanze : 8
- Numero di camere da letto : 4
- Superficie abitabile : 280 m<sup>2</sup>
- Superficie del terreno : 70 000 m<sup>2</sup>
- Imposta patrimoniale : 1 369 €



Located 3 mins from Boulogne-sur-Gesse and Lake Gimone is this beautiful and fully renovated 280m<sup>2</sup> farmhouse offering numerous outbuildings and 7 hectares (17 acres) of land.

On entering the property, you arrive in a lovely gravel courtyard adorned with a small pond where pretty water lilies grow.

You may park three vehicles under the shelter of the barn to your right and the wide patio of the 70m<sup>2</sup> sitting room would allow collectors to admire their classic car collection from the comfort of their sofa.

A few steps lead up to the grand entrance hall with, to your left, a lovely fitted kitchen with dining corner and grand fireplace where you will spend long winter's evenings.

To the right is a room equipped with clothes hanging space and where currently resides table football. It leads to the grand living area comprised of a dining room and sitting room, an ideal space for entertaining.

This farmhouse is what is known as a Double Gascogne which means it has rooms also to the rear of the entrance hall.

To the left, a small opening allows access to a toilet and a washroom at ground level.

We reach the other side of the house by crossing the larder to the garage where the pellet burning heating system is housed as well as a thermodynamic solar powered system which produces hot water. The solar panels are installed near to the lake. This space which no longer serves to store vehicles also houses a wine

cellar and laundry.

Between floors we find one of the best rooms of the house: a space under the roof, fully transformed to living space and where lots of natural light comes in via a skylight and with sea grass carpet flooring.

Upstairs are four rooms, four bedrooms, but currently used as three bedrooms one of which with shower and walk-in wardrobe with access to loft space to convert.

There is underfloor heating in the living room. The rest of the house has radiators attached to the pellet burning heating system. The solar panels on the roof provide electricity and the property has an individual heating system.

There are numerous outbuildings: aside from the car shelter, there is a 90m<sup>2</sup> attached barn, a workshop and an independent 70m<sup>2</sup> hangar.

The 7 hectares of land (a section is not attached to the rest of the property), includes a lake, a well, an orchard and four hectares of woods.

This property has ideal insulation, energy consumption and possibility to live autonomously.

You will be 10 mins from Castelnau-Magnoac, 1h from Toulouse airport, 2h30 from the Atlantic coast and from the Mediterranean.

**CONSUMO ENERGETICO : B (79)**  
**GAS SERRA : A (4)**