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## Character House, garden, barn

**177 000 €** [ Commissioni addebitate al venditore ]

- Riferimento : AF26970
- Numero di stanze : 5
- Numero di camere da letto : 2
- Superficie abitabile : 150 m<sup>2</sup>
- Superficie del terreno : 900 m<sup>2</sup>



Between Castelnau-Magnoac and Boulogne-sur-Gesse, this characterful house boasts a bucolic atmosphere, located in a quiet and green setting.

A small glass wall shelters the front door. This opens to the right into a 32 m<sup>2</sup> living room (with a wood-burning stove). To the left, you will discover the 26 m<sup>2</sup> kitchen (not equipped). From the kitchen, you will have access to an 8 m<sup>2</sup> shower room and a toilet.

Upstairs, the 6 m<sup>2</sup> night hall leads to two large bedrooms (30 and 33 m<sup>2</sup>) on either side, each with new floors and ceilings.

On the 900 m<sup>2</sup> plot, you'll find an 80 m<sup>2</sup> barn and a 20 m<sup>2</sup> workshop (former washhouse).

Heating is provided by a non-functional oil-fired boiler.

Single-glazed windows.

Septic tank sanitation.

This house requires renovations to optimize your comfort and adapt it to your taste.

15 minutes from Castelnau-Magnoac and Boulogne-sur-Gesse, 24 minutes from Montréjeau, 27 minutes from Saint-Gaudens, and 1 hour 28 minutes from Toulouse airport.