



House 250m2 + outbuildings, horse boxes - Land 26 hectares



Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	http://www.maisonsetmanoirs.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 732,902.98

Standort

Land:	Frankreich
Postleitzahl:	32160
Veröffentlicht:	11.03.2024

Beschreibung:

5 minutes from a town with shops, 250m2 house with 4 bedrooms and outbuildings (including 10 horse stalls) on 26 hectares of land.

Great potential for this quiet, not overlooked house with superb views over the countryside.

Ideal for a B&B, agricultural or equestrian activity.

Style for this 2008 architect-designed house with spacious rooms and 3m high ceilings. Well laid-out house ideal for entertaining, with a vast living space of over 100m2, including a well-equipped kitchen with solid wood units, a top-of-the-range cooking piano and an island for a convivial kitchen opening onto the dining area and living room. Numerous bay windows give access to the terrace and garden.

A beautiful terrace runs alongside the entire house, providing a convivial space for summer meals and evenings, as well as views over the countryside.

Layout:

-From the kitchen, access to a laundry room, two storerooms, an office, the boiler room and a double garage.

-From the living room, via the vestibule/library, access to the sleeping area comprising three bedrooms,



two of which have en-suite shower rooms. All have fitted closets. A family bathroom completes the ensemble.

-From the entrance hall, access to the first floor and the fourth bedroom in the tower, a master suite with dressing room and bathroom, high ceilings and lots of character with the superb exposed timber frame.

Numerous outbuildings on the property, including a workshop, barn, 10-stall stable and cowshed (approx. 1300 m²).

The 26-hectare grounds, most of which are currently rented out, are made up of meadows and woods.

For your comfort

+Extremely energy-efficient housing (geothermal heating, underfloor heating)

PVC double-glazed windows and wooden double shutters

The Gers is a lively tourist area with many festivals throughout the year:

Marciac and its famous JIM jazz festival

Nogaro and its motor racing circuit

Vic Fezensac and its famous Latin music and dance festival TempoLatino

Central point for getting around:

A65 freeway 30 minutes away

Airports :

Tarbes-Lourdes-Pyrenees 50min. away,

Toulouse-Blagnac or Bordeaux-Mérignac 2 hours away

And for your leisure activities:

Atlantic Ocean and its beaches 2h

The Pyrenees mountains with the Pic du Midi and its ski slopes 2h away

Spain 2h30 away

Surface : 250 m²

Rooms : 7

Bathroom : 1

Plot size : 26 ha 78 a 59 ca

Caracteristiques techniques

Heating

Geothermal energy

Swimming pool



No

Bedrooms

4

Shower room

3

WC

4

Construction

2009

Interior condition

Excellent

Kitchen

Fitted and equipped

View

Campaign

Cellar

No

Levels (incl. ground floor)

2

Location

Plaisance 32160

Reference



MM1958NA

Property tax

2 100 € /year

Bathroom

1

Rooms

7

Plot size

26 ha 78 a 59 ca

Surface

250 m2

Rooms details

Entrance

11 m2

Kitchen

45 m2

Living room

44 m2

Bedroom 1

13 m2

Bathroom

5,9 m2

Bedroom 2 with bathroom

18,5 m2

Bedroom 3 with bathroom

33 m2

Office

10 m2

Boiler room

4 m2

Storeroom

3,5 m2

Storeroom 2

3,7 m2



Bathroom 4 with bathroom
39 m²

Informations complementaires

Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1750.00 and 2420.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr. This property is offered to you by a commercial agent.

Nos honoraires

Allgemein

Schlafzimmer:	4
Badezimmer:	1
1/2 Badezimmer:	4
Fertige m ² :	250 m ²

Zimmerdetails

Zimmer insgesamt:	7
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Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX5.544.452
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