



Charming cottage with stunning vues to the Pyrenees



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 309,411.4

Standort

Land:	Frankreich
Postleitzahl:	32300
Veröffentlicht:	15.04.2025
Beschreibung:	

Charming south-facing farmhouse, offering breathtaking views of the Pyrenees. Nestled on a 4.5-hectare plot, this property offers a peaceful and enchanting setting, ideal for those seeking a countryside lifestyle. Key features: Orientation: The farmhouse is perfectly oriented to the south, benefiting from optimal sunlight throughout the day and providing spectacular views of the Pyrenees. Land: With its 4.5 hectares of land, this property offers plenty of space for various projects, whether it's horse breeding or cultivation. House condition: The main house is in good overall condition but could benefit from some updates to modernize it according to personal tastes. Ideal for horses or cultivation: With its vast land and peaceful environment, this property is perfectly suited for accommodating horses or for developing agricultural activities. Fenced garden: The fully fenced garden provides a secure and private space, ideal for children, pets, or simply enjoying tranquility. Outbuildings: A large metal-framed barn and a two-car garage provide additional storage space and the opportunity to develop various projects. Spacious rooms: The rooms in the main house are of good size, offering comfort and functionality for countryside living. This farmhouse represents a rare opportunity to own a property offering both charm, potential, and exceptional views of the Pyrenees.

Surface : 205 m2



Rooms : 7

Plot size : 04 ha 53 a 97 ca

Caracteristiques techniques

Reference

MM 2153 MD

Price

275 000 €

Location

Ponsan-Soubiran 32300

Rooms

7

Bedrooms

4

Shower room

2

Property tax

789 € /year

Plot size

04 ha 53 a 97 ca

Sanitation

Individual compliant

Openings

PVC/Double glazing



Swimming pool

No

Heating

Air conditioning, Electric, Heat pump

Living room

35 m²

Interior condition

Good

Kitchen

Fitted

View

Mountain

Exposure

South

Levels (incl. ground floor)

2

Roof

Good condition

Rooms details

Kitchen

25 m²

Bathroom

7 m²

Office or dining room

18.35 m²

Lounge with underfloor heating and fireplace



35 m2

Summer room with WC and shower, sliding doors onto patio

32 m2

Garage and store room

63 m2

Landing

14 m2

Bedroom 1

27 m2

Bedroom 2

21 m2

Bedroom 3

12.5 m2

Bedroom 4

12.5 m2

Attic store room

30 m2

Informations complementaires

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3150.00 and 4430.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Agent commercial (Entreprise individuelle) * RSAC 414 859 660

Nos honoraires

Allgemein

Schlafzimmer:	4
Badezimmer:	7
Fertige m ² :	205 m ²

Zimmerdetails

Zimmer insgesamt:	7
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Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX6.806.053
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

