



Charming cottage with stunning vues to the Pyrenees



Info Agente

Nombre:	Sarah Day
Nombre empresa:	Maisons et Manoirs
País:	Francia
Experience since:	1994
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (608) 891-279
Languages:	French
Sitio web:	http://www.maisonsetmanoirs.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 309,411.4

Ubicación

País:	Francia
Código postal:	32300
Publicado:	15/04/2025
Descripción:	

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

Común

Dormitorios: 4

Baños: 7

Pies cuadrados terminados: 205 m2

Room details

Total rooms: 7

Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.806.053



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