



Old farmhouse with gite Land 1.2 ha



Information de l'agent

Nom:	Sarah Day
Nom de compagnie:	Maisons et Manoirs
Pays:	France
Expérience since:	1994
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (608) 891-279
Languages:	French
Site web:	http://www.maisonsetmanoirs.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 440,000

Location

Pays:	France
Indicatif régional:	32230
Soumis:	26/07/2023

Description:

Situated in a small hamlet just a few minutes from Marciac, a dynamic town with schools and shops, this charming property comprises two adjoining houses with separate entrances and outbuildings. Wooded grounds of 1.2 hectares

It is possible to keep two dwellings or to make just one large one.

Ideal as a family home or rental project

The building comprises a first single-storey dwelling with

An entrance hall leading on one side to the living room, on the other side to the kitchen with its wood-burning stove, two comfortable bedrooms, a shower room and separate wc.

A second, 1-storey house has been converted from the former hayloft and comprises a kitchen, lounge, bedroom, shower room and separate wc on the ground floor. Upstairs is a large bedroom, another room that could be converted into a bedroom with access to a small enclosed terrace, and a bathroom with toilet.

Adjoining outbuildings

- Former wine storehouse
- Workshop



- Garage

Attached are an open barn and a building with an old pigsty and aviary.

Quiet setting for this former family home that has been renovated and maintained over the years.
However, it still needs to be brought up to date and a bedroom needs to be converted.
To discover without delay

Surface : 209 m²

Rooms : 6

Bathroom : 3

Plot size : 01 ha 20 a

Caracteristiques techniques

Reference

MM1841NA

Price

440 000 €

Location

Marciac 32230

Rooms

6

Bedrooms

5

Bathroom

3

Floor surface

220 m²



Property tax

1 300 € /year

Plot size

01 ha 20 a

Cellar

No

Informations complémentaires

Fees to be paid by the seller. Energy class F, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1740.00 and 2400.00 €. 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

Commun

Chambres:	5
Salle de bains:	3
1/2 baths:	3
Pied carré fini:	209 m ²

Room details

Total rooms:	6
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Lease terms

Date Available:

Contact information

IMLIX ID: IX4.704.399

