



Country house with Gite to finish, Pyrenees views



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.maisonsetmanoires.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 462,107.31

Location

Pays:	France
Indicatif régional:	32170
Soumis:	05/08/2024

Description:

Country house with gite to finish

This light and spacious country property sits at the end of a 200-meter private lane. It has stunning uninterrupted views of the Pyrenees. This property offers great potential to either expand the house into the gite area to create a huge living space or have the attached gite as a future income.

The main house 144 m2 has been fully renovated and includes

Fully fitted Kitchen with doors to outside

Lounge with fireplace and wood burning stove, doors to outside

Dining room or downstairs bedroom

Bathroom and WC

Utility room

Entrance hall with stairs to upper floor

3 Bedrooms

Shower room and WC

The Gite to be finished 122 m2

Entrance hall

Large bathroom space

Large open plan kitchen /dining/ lounge area doors to outside.



2 Bedroom areas
Bathroom areas
Open mezzanine with stairs
Outside
A large independent garage and storage barn.
A small copes of established oak trees
No neighbours

Surface : 266 m2

Rooms : 7

Bathroom : 1

Plot size : 01 ha

Caracteristiques techniques

Reference

MM2046MD

Price

395 000 €

Location

Barcugnan 32170

Rooms

7

Bedrooms

3

Shower room

1

Bathroom

1



Property tax

610 € /year

Plot size

01 ha

Sanitation

Individual non-compliant

Openings

PVC/Double glazing

Swimming pool

No

Heating

Electric

Living room

22 m²

Balcony surface

8 m²

Interior condition

Excellent

Kitchen

Fitted and equipped/Independent

Furnishing

Unfurnished



View

Mountain

Exposure

South

Insulation

Oui bonne

Balcony

1

Levels (incl. ground floor)

2

Roof

Tuile

Rooms details

Cuisine equipee

22.50 m2

Salon

22.30 m2

Salle a manger

18.00 m2

Entree avec escalier

7.00 m2

Salle de bain

5.3 m2

Buanderie

7.67 m2

WC

2.00 m2

Chambre 1

23.60 m2

Chambre 2

19.75 m2

Chambre 3

9.00 m2



Salle d'eau
5.5 m²
WC
2.00 m²

Informations complémentaires

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 1639.00 € and 2217.00 € for the years 2021, 2022, and 2023 (including subscriptions). 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

Commun

Chambres:	3
Salle de bains:	1
1/2 baths:	2
Pied carré fini:	266 m ²

Room details

Total rooms:	7
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Utility details

Heating:	Oui
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Rental details

Furnished:	Non
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.966.657
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