

Charming cottage with stunning vues to the Pyrenees



Information de l'agent

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

Détails de l'annonce

| Propriété à: | Vendre |
|--------------|---------------|
| Prix: | USD 309,411.4 |

Location

| Pays: | France |
|---------------------|------------|
| Indicatif régional: | 32300 |
| Soumis: | 15/04/2025 |
| - | |

Description:

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



| 0 | | | 1 |
|----|-----|--------|------|
| SI | X11 | nming | nool |
| | | mining | poor |

No

Heating

Air conditioning, Electric, Heat pump

Living room

35 m2

Interior condition

Good

Kitchen

Fitted

View

Mountain

Exposure

South

Levels (incl. ground floor)

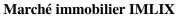
2

Roof

Good condition

Rooms details

Kitchen 25 m2 Bathroom 7 m2 Office or dining room 18.35 m2 Lounge with underfloor heating and fireplace





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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 \in . 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: | 4 |
|--------------------------------|--------------------|
| Salle de bains: | 7 |
| Pied carré fini: | 205 m ² |
| Room details | |
| Total rooms: | 7 |
| Utility details | |
| Heating: | Oui |
| Lease terms Date Available: | |
| Contact information | |

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