



Charming cottage with stunning vues to the Pyrenees



Agent Info

Naam:	Sarah Day
Bedrijfsnaam:	Maisons et Manoirs
Mistlampen:	France
Experience since:	1994
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (608) 891-279
Languages:	French
Website:	http://www.maisonsetmanoirs.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 315,000

Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	32300
Geplaatst:	15-04-2024
Omschrijving:	

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

MM1989MD

Price

315 000 €

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. DPE in progress. 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

Algemeen

Slaapkamers:	4
Badkamers:	7
1/2 baths:	2
Afgewerkte vierkante meter:	205 m ²

Room details

Total rooms:	7
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Utility details

Heating:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.636.772
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