



## Charming 18th century house with swimming pool, Pyrenees views and gite



### Agent Info

Name:	Sarah Day
Company	Maisons et Manoirs
Name:	
Country:	France
Experience	1994
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (608) 891-279
Languages:	French
Website:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Listing details

Property for:	Sale
Price:	USD 376,679.34

### Location

Country:	France
ZIP code:	31230
Posted:	Apr 22, 2024

### Description:

Property full of character set in its secluded 5200m2 park, offering a peaceful lifestyle nestled in a small hamlet but only 10 minutes from a town with all amenities. The house has authentic details that give it a unique charm.

Currently, the cottage communicates directly with the house, so it could be easily reintegrated into the house.

### On the ground floor:

Living room (22.6 m2) with fireplace, original terra cotta tiles, French doors to terrace.

Kitchen (27 m2) with French doors to terrace.

Living room (12 m2) facing south with French doors to the south.

Dining room (26.7 m2) marble tiled floor, fireplace, French doors to terrace.

Bodega (15.6 m2) terracotta tiled floor, stairs upstairs.

### 1st floor:

Guest bedroom (25.7m2) with ensuite shower room, (17.7 m2), shower, WC, sink

Office/library (28.9 m2)

Master bedroom (29.5 m2), dual aspect with ensuite bathroom (7.3 m2), bath, sink, WC



Gite (on the ground floor)  
Hall (4 m2)  
Toilet with washbasin (11.7 m2)  
Corridor 11 m2)  
Bedroom (14.3 m2) and ensuite shower room (6.7 m2)  
Kitchen (11.6 m2)  
Covered terrace of 12.7 m2

Open barn of 21.2 m2  
Workshop 32 m2  
12 x 5 m swimming pool  
Terrace with fountain  
Park garden of 5200m2

Equipment: heating and hot water, central oil heating, electric hot water tank (summer), single-glazed joinery, non-compliant septic tank sanitation.

8 mins from a bustling village with all amenities  
1 hour from Toulouse International Airport  
1 h 20 mins from Lourdes(Airport)  
1 h 15 mins from ski slopes  
1 h 20 mins from Spain

Surface : 270 m2

Rooms : 8

Bathroom : 3

Plot size : 52 a

## **Caracteristiques techniques**

Heating

Wood, Fuel oil/Individual

Openings

Wood/Single glazing

Swimming pool

Yes



Bedrooms

3

WC

3

Interior condition

Good

Kitchen

Equipped

View

Campaign

Exposure

South

Levels (incl. ground floor)

2

Sanitation

Individual non-compliant

Location

Puymaurin 31230

Reference

MM1916AP/DB

Property tax

358 € /year



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3

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### Informations complémentaires

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2023: between 4790.00 and 6540.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Nos honoraires

### Common

Bedrooms:	3
Bathrooms:	3
1/2 baths:	3
Finished sq. ft.:	270 sq m

### Room details

Total rooms:	8
Indoor Features:	Fitted kitchen

### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX5.663.769
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# IMLIX

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