



## Country house with Gite to finish, Pyrenees views



### Agent Info

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

### Listing details

Property for:	Sale
Price:	USD 463,527.8

### Location

Country:	France
ZIP code:	32170
Posted:	Aug 05, 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 copses 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 m<sup>2</sup>

Balcony surface

8 m<sup>2</sup>

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](http://georisques.gouv.fr).

Agent commercial (Entreprise individuelle) \* RSAC 414 859 660

Nos honoraires

### Common

Bedrooms:	3
Bathrooms:	1
1/2 baths:	2
Finished sq. ft.:	266 sq m

### Room details

Total rooms:	7
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### Utility details

Heating:	Yes
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### Rental details

Furnished:	No
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX5.966.657
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