



## Charming Gascon Farmhouse in Elevated Position



### 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.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Listing details

Property for:	Sale
Price:	USD 243,340.48

### Location

Country:	France
ZIP code:	65230
Posted:	Apr 09, 2025

### Description:

#### Charming Gascon Farmhouse in Elevated Position

This former farmhouse enjoys a superb, dominant location with beautiful open views. The main house is in very good structural condition, and full of potential.

Inside, the property requires renovation but offers exceptionally spacious and light-filled rooms that can be beautifully restored. The existing living space could easily be expanded thanks to two adjoining attics ready for conversion.

The outbuildings also have plenty of character and could be developed for gite or guest accommodation projects.

Ideally situated just 10 minutes from local amenities, 35 minutes from the Pyrenees, and 1 hour 15 from Toulouse.

Surface : 160 m2

Rooms : 5

Bathroom : 1

Plot size : 01 ha



## Caracteristiques techniques

Reference

MM 2143 GN

Price

214 000 €

Location

Castelnau-Magnoac 65230

Rooms

5

Bedrooms

2

Bathroom

1

Plot size

01 ha

Openings

Wood

Swimming pool

No

Living room

29 m2

Interior condition



Needs work

View

Mountain

Exposure

Southeast

Insulation

oui

Cellar

No

Levels (incl. ground floor)

2

Roof

bon etat

## **Informations complementaires**

Fees to be paid by the seller. Not subject to DPE. 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 398 244 657

Nos honoraires

## **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	160 sq m

## **Room details**

Total rooms:	5
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX6.788.947
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