



Charming cottage with stunning vues to the Pyrenees



Informações do Revendedor

Name:	Sarah Day
Nome da Empresa:	Maisons et Manoirs
País:	França
Experience since:	1994
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (608) 891-279
Languages:	French
Website:	http://www.maisonsetmanoirs.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 315,000

Localização

Country:	França
CEP:	32300
Adicionado:	15/04/2024

Informação adicional:

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

Heating

Air conditioning, Electric, Heat pump

Openings

PVC/Double glazing

Swimming pool

No

Living room

35 m2

Bedrooms

4

Shower room

2

WC

2

Interior condition

Good

Kitchen

Fitted

View

Mountain



Exposure

South

Indoor parking

3

Outdoor parking

3

Levels (incl. ground floor)

2

Sanitation

Individual compliant

Roof

Good condition

Location

Ponsan-Soubiran 32300

Reference

MM1989MD

Property tax

789 € /year

Rooms

7

Plot size

04 ha 53 a 97 ca



Surface

205 m²

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

Comum

Quartos de dormir: 4

Banheiro: 7

1/2 baths: 2

Pés quadrados acabados: 205 m²

Room details

Total rooms: 7



Utility details

Heating: Sim

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.636.772

