



Charming cottage with stunning vues to the Pyrenees



Информация об агенте

Название:	Sarah Day
Название компании:	Maisons et Manoirs
Страна:	Франция
Experience since:	1994
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (608) 891-279
Languages:	French
Веб-сайт:	http://www.maisonsetmanoirs.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 342,404.58

Местоположение

Страна:	Франция
Почтовый индекс:	32300
Добавлено:	15.04.2024
Описание:	

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

Общие

Спальни: 4

Ванные комнаты: 7

1/2 baths: 2

Готовые кв.м.: 205 кв м

Room details

Total rooms: 7

Utility details



Heating: да

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.636.772

