



## Charming cottage with stunning vues to the Pyrenees



### Emlakçı Bilgisi

İsim:	Sarah Day
Şirket Adı:	Maisons et Manoirs
Ülke:	France
Experience since:	1994
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (608) 891-279
Languages:	French
Web sitesi:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 315,000

### Konum

Ülke:	France
Posta kodu:	32300
Yayınlandı:	15.04.2024
Açıklama:	

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



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Plot size : 04 ha 53 a 97 ca

### Caracteristiques techniques

Reference

MM1989MD

Price

315 000 €

Location

Ponsan-Soubiran 32300

Rooms

7

Bedrooms

4

Shower room

2

Property tax

789 € /year

Plot size

04 ha 53 a 97 ca

Sanitation

Individual compliant

Openings

PVC/Double glazing

Swimming pool



No

Heating

Air conditioning, Electric, Heat pump

Living room

35 m2

Interior condition

Good

Kitchen

Fitted

View

Mountain

Exposure

South

Levels (incl. ground floor)

2

Roof

Good condition

## **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



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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](http://georisques.gouv.fr). This property is offered to you by a commercial agent.

Nos honoraires

## Genel Bilgiler

Yatak odası:	4
Banyo:	7
1/2 baths:	2
Bitmiş metrekare:	205 m2

## Room details

Total rooms:	7
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## Utility details

Heating:	Evet
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.636.772
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# IMLIX

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