



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:	http://www.maisonsetmanoirs.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 309,411.4

Konum

Ülke:	France
Posta kodu:	32300
Yayınlandı:	15.04.2025
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



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Plot size : 04 ha 53 a 97 ca

Caracteristiques techniques

Reference

MM 2153 MD

Price

275 000 €

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



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. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3150.00 and 4430.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website:
georisques.gouv.fr.

Agent commercial (Entreprise individuelle) * RSAC 414 859 660
Nos honoraires

Genel Bilgiler

Yatak odası: 4
Banyo: 7
Bitmiş metrekare: 205 m2

Room details

Total rooms: 7

Utility details

Heating: Evet

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.806.053



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