

4-bedroom village house, two 2-bedroom gites, pool, barn, outbuildings, land. Great business opportunity.

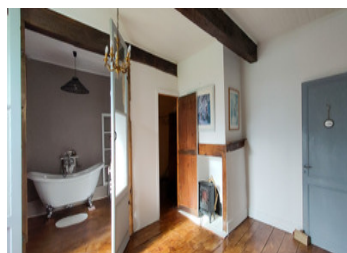
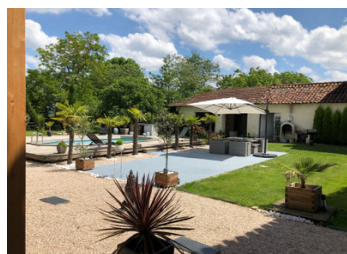


INFORMATION

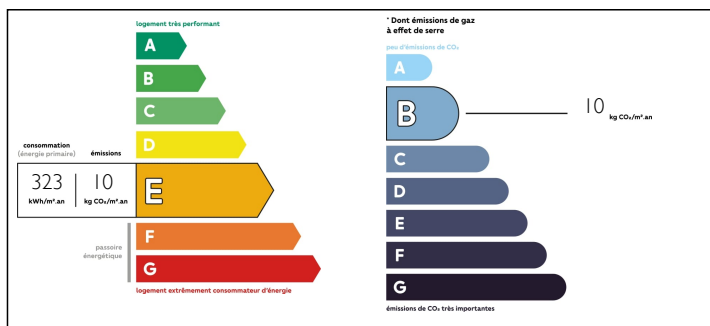
Town:	Castelnau-Magnoac
Department:	Hautes-Pyrénées
Bed:	7
Bath:	6
Floor:	240 m2
Plot Size:	11122 m2

IN BRIEF

4-bedroom village house with two gites, within walking distance of a village where you will find, shops, bars, cafes, hairdressers, bakers, butchers post office. A further 10 mins stroll will take you to the lovely lake in Castelnau Magnoac, where in the summer you can take part in lots of water activities, have a picnic on the beach and swim in the lake. There's lots to do in the area, there is a lake just 5 mins away where you can do water sports in the summer. 2 mins away there is horse riding, tennis, football, rugby. Painting, singing, theatre, and dance classes. You can also learn , music, guitar, drums & piano 2 mins away there is basketball.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES

DESCRIPTION

Just a couple of minutes from Castelnau Magnoac where you will find shops and leisure activities including tennis, horse riding, football and rugby even skydiving.

In the summer the lake of Castelnau Magnoac offers many water sport activities. Paddleboard, pedalo and kayak, or if you prefer you can just relax on the beach with a picnic or have a BBQ.

Main house. 4 bedrooms in need of renovation.

Bedroom 1 about 16 m² with double patio doors leading onto terrace views of the garden pool and countryside.

Independent double shower and hand basin.

Bedroom 2 around 10 m²

Wooden floor and electric heating throughout upstairs.

Master bedroom 20 m² with ensuite bath and hand basin, double patio doors leading onto balcony with views of garden and pool.

Bedroom 4 around 16 m²

Along the hallway independent bathroom toilet, hand basin, bath.

Spacious light living room around 36 m² with log-burner and double aspect windows, leading to spacious kitchen-diner again around 36 m² double aspect windows allowing plenty of natural light.

Log-burner in kitchen.

Gîte 1. 2 double bedrooms,

Downstairs you will find a living room 20 m² with door leading to garden area. Electric heating and log-burner.

Kitchen/ diner around 18 m², door leading to private courtyard.

From the hallway stairs lead you to the first floor.

Bedroom 1 28 m² with walk-in wardrobe and en suite with free-standing bath.

Wooden floor throughout.

Bedroom 2 around 16 m² with en suite shower and toilet.

Gîte 2. 2 double bedrooms