

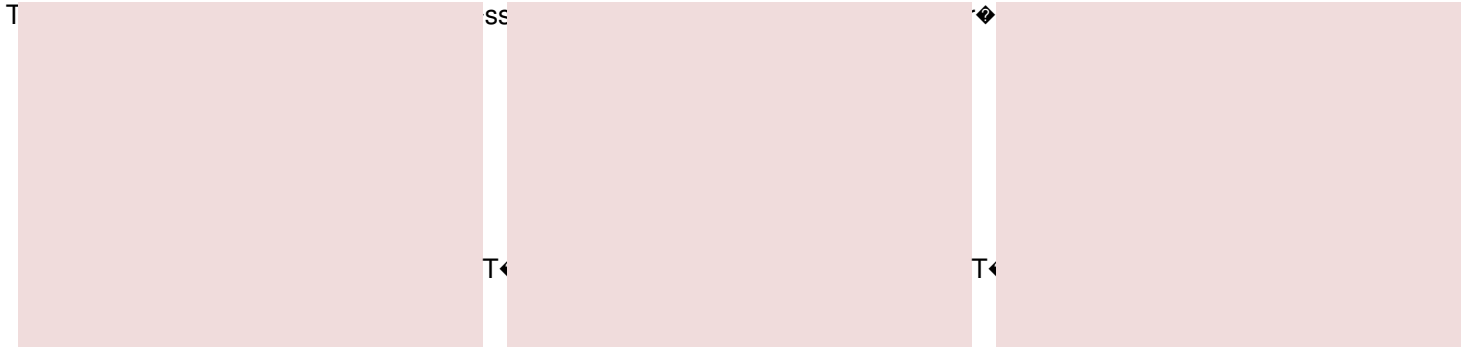
16, Avenue de la Marne - 65000 TARBES  
Тел : 0033 (0) 562.345.454 - Факс : 0033 (0) 562.346.660  
**abafim.ru**

Свяжитесь с нами по электронной почте: [contact@abafim.com](mailto:contact@abafim.com)

## House, chalet, wooded land

**165 000 евро** [ сборы к продавцу ]

- Исходный номер : AF25620
- Количество жилых комнат : 8
- Количество спальных комнат : 3
- Жилая площадь : 130 м<sup>2</sup>
- Площадь земельного участка : 6 700 м<sup>2</sup>



Located 6 minutes east of Castelnaud-Magnoac, this double dwelling to renovate consists of a house, a chalet and 6700 m<sup>2</sup> of wooded land.

As for the first house, the ground floor is composed of a 29 m<sup>2</sup> garage, a 14 m<sup>2</sup> bedroom, an 11 m<sup>2</sup> pantry and a 4 m<sup>2</sup> open space with the staircase to the floor above.

The next level has an 8 m<sup>2</sup> kitchen, a 30 m<sup>2</sup> living room with a fireplace, a 12 m<sup>2</sup> bedroom, a bathroom and a separate toilet.

The balcony has a 15 m<sup>2</sup> terrace.

The roof has interlocking concave tiles. Heating is provided by the fireplace and electric convector heaters.

The second dwelling is a chalet composed of a 30 m<sup>2</sup> living area, a kitchen (+6 m<sup>2</sup>) and a 5 m<sup>2</sup> bathroom. Possible to create an area for sleeping on the 10 m<sup>2</sup> mezzanine.

The chalet also has a fireplace equipped with a system to distribute water to the radiators.

Both dwellings have double glazing.

There is a 150L electric hot-water heater.

Drainage is connected to a septic tank that is not up to code.

Renovation and updating are needed.

Located 22 minutes from Lannemezan; 45 min from Auch; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Atlantic Ocean.

### Consommation ergique :

Logement onome

0-50 **A**

51-90 **B**

91-150 **C**

151-230 **D**

231-330 **E**

331-450 **F**

>450 **G**

Logement ergivore

DPE :

Bien non soumis aux DPE.