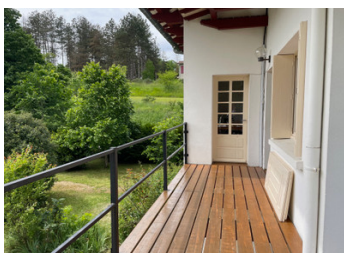


IH Tarbes airport/Spacious house of 190 sqm habitable space/5655 sqm sqm land/pool/garage/ building plot



## INFORMATION

Town:	Castelnau-Magnoac
Department:	Hautes-Pyrénées
Bed:	6
Bath:	1
Floor:	190 m2
Plot Size:	5655 m2



## IN BRIEF

Spacious and airy Basque style house, built in 1960 (wall width : +50 cm) by an architect on 5655 sqm of flat garden with trees, edged by a stream.

Quiet country settings, only 4 km (5 mn) from all amenities.

The property is 1H30 from Toulouse airport and 1H from Tarbes/Lourdes airport.

Salt treatment pool of 10 m X 5 m

Building plot of 2238 sqm (orchard)

Oil central heating with cast-iron radiators

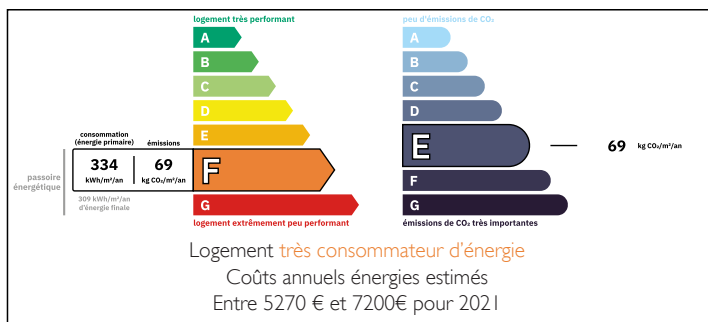
2 wood stoves

High ceilings with exposed painted beams

Wood floors

Solid and sound construction

## 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.



## DESCRIPTION

Lay-out of the house :

Ground level :

Access to garages : 2 gates and 2 doors

Dimensions of garage 1 : 3.56 x 14.12 m = 50.26 sqm with oil central heating and boiler = independent toilet

Dimensions of garage 2 : 4.97 x 14.68 m = 72.95 sqm (used as workshop and utility room)

Pool with salt treatment of 10 x 5 meters

Wood storage shed of approx. 6 sqm

Building plot of 2238 sqm with solid shed of approx. 10 sqm and fruit trees (pears, cherries)

Various accesses to the house :

- by the main entrance door (garden stairs)
- by the outside terrace (outdoor stairs)
- by the 2 garages (indoor stairs)

1st floor : habitable space of approx. 96 sqm

- landing : 11 sqm
- wc : 2 sqm
- bedroom 6 : 13.24 sqm
- lounge with wood stove, painted exposed beams : 34.61 sqm / ceiling height 3.24 m
- kitchen / dining area : 27.13 sqm with wood burner
- study/bedroom (with terrace access) : 12.56 sqm
- shower room with double sink and toilet : 5.05 sqm
- terrace (access also by outdoor stairs) : 35 sqm

2nd level : habitable space of approx. 104 sqm

- bedroom 1 : 22.87 sqm
- room 2 to be finished (access by room 1) : 35.12 sqm
- bedroom 3 : 13.46 sqm
- bedroom 4 : 13.56 sqm
- bedroom 5 : 18.92 sqm

Sewage : individual septic tank

## LOCAL TAXES

**Taxe foncière: 1600 EUR**

**Taxe habitation: EUR**

## NOTES