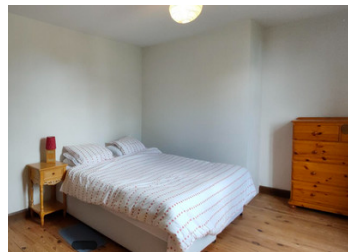


Packed with potential and perfectly located — a must-see in Gascony



INFORMATION

Town:	Castelnau-Magnoac
Department:	Hautes-Pyrénées
Bed:	4
Bath:	1
Floor:	200 m ²
Plot Size:	1550 m ²

IN BRIEF

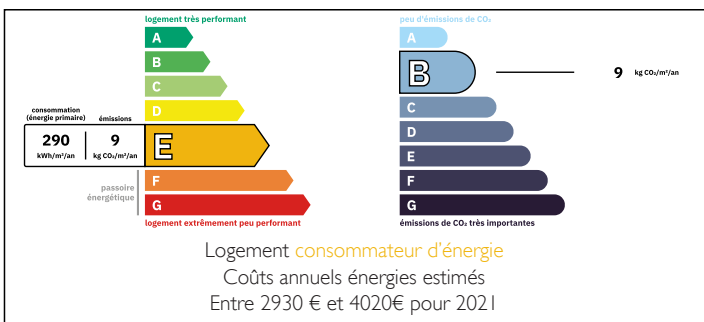
Full of Potential for Modern Family Living:

This four-bedroom home offers generous living space and a rare, large rear garden right in town. Bright and spacious, it's ready to be transformed into a modern family home.

Upstairs, the bedrooms provide plenty of space, while the kitchen offers exciting potential for a stylish, contemporary hub. To help buyers envision what's possible, we've included an AI-generated visual of the kitchen, showing how the space could be updated for everyday family life.

The standout feature is the secure, private rear garden—perfect for children, pets, or outdoor entertaining. Whether you're seeking a forever home, a holiday retreat, or an investment, this property combines flexibility with fantastic opportunity.

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

Full of Potential for Modern Family Living:

Step into this four-bedroom home, perfectly positioned in town yet offering the peace and privacy of a generous, enclosed rear garden. Ready to move in, the upstairs accommodation features a spacious landing (16m²) and four well-proportioned bedrooms, including one with an ensuite shower room. Wooden flooring flows throughout, adding warmth and character to the space.

Bedroom 1: 16m²

Bedroom 2: 9m² (with ensuite)

Bedroom 3: 16m²

Bedroom 4: 20.5m²

The two rear-facing bedrooms enjoy tranquil garden views, offering a quiet retreat at the end of the day.

Downstairs, a wide 16m² hallway leads to a stunning curved wooden staircase. To the right is a lounge (19.5m²), currently used as a bedroom, with direct access to the family bathroom (with bath and shower); a separate WC is also accessible from the hallway.

To the left, the 27m² kitchen is full of potential, alongside a 20m² room currently used as a lounge with a working fireplace. These spaces could easily be combined to create a light, open-plan kitchen and dining area—the heart of a modern family home. To help you imagine the possibilities, we've included an AI-generated visual of the kitchen, showing how this space could be transformed.

The large, enclosed rear garden is perfect for children, pets, or simply enjoying outdoor living. Attached to the house is a 62m² outbuilding, ideal as a garage, workshop, extra living space, or potential independent gîte. A 40m² basement with electricity and water provides excellent storage for garden equipment.

LOCAL TAXES

Taxe habitation:

EUR

NOTES