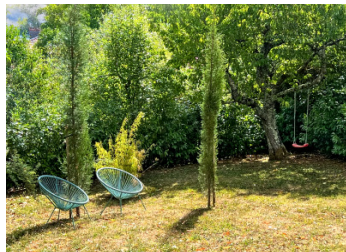


CHARMING VILLA - 1956 / SINGLE STOREY / 3BEDS / 1BATH / PRETTY GARDEN / CASTELNAU-MAGNOAC /



INFORMATION

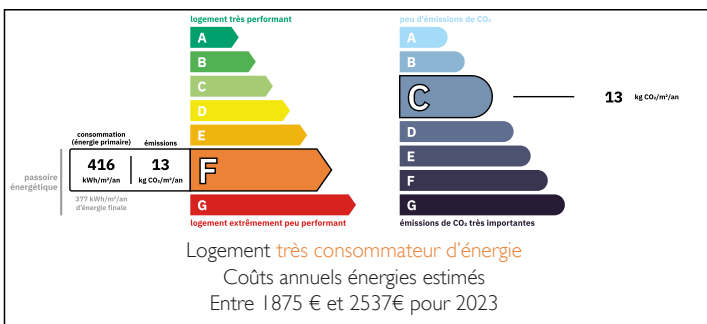
Town:	Castelnau-Magnoac
Department:	Hautes-Pyrénées
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	998 m2



IN BRIEF

Single storey mid-century charm! Easy living on one floor with light and airy rooms, original tile and wood flooring, French doors to the south facing terrace and the mountain views, high ceilings and scope for adding value and your own touch. 3 bedrooms, 1 shower room, an open plan kitchen/sitting room, 2 other receptions rooms and a good sized garage with laundry space. Add to this a loft that can be converted, a mature garden with a small orchard, full of lovely corners to sit and contemplate the sounds of nature knowing that you are only 2 minutes walk from the centre of Castelnau-Magnoac! You can live here very comfortably while you improve the property. This is an excellent house at an excellent price if you are looking for quiet rural living within easy...

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

This exceptionally light and airy single-storey villa built in 1956 is situated in the middle of its plot with a charming garden all around, lovely views to the south to the mountains and to the village rooftops to the north. There is generous space for entertaining, relaxing or working with 3 reception rooms one of which is open to the kitchen. Completing the picture are 3 bedrooms, a good sized shower room with separate WC, and a host of original features including wood floors, tiling, high ceilings and 2 sets of French doors to the terrace. The integral garage at one end of the house is large enough for one car with plenty of space either side and there is a laundry space at one end. The house is currently perfectly comfortable and habitable as is but some updates would be a good idea to improve the energy rating and, in turn add value to the house. The configuration options are endless and if wanted, you could also transform the loft which is currently accessed by an outside vintage 1956 metal staircase.

With no immediate neighbours and verdant surroundings you wouldn't know that you are in a village. Yet in a 2-3 minute walk you are in the centre of Castelnau-Magnoac.

ROOM MEASUREMENTS (All measurements are approximate)

Entry Hall - 4,25 m2 Original entry doors to tiled floor with clay bead insulation, built in hanging and...

NOTES