



Village house

NOGARO (32)

69 000 €*

* Agency fees to be paid by the seller



163 m²



10 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Come and discover this large house from the 1800s on 3 levels, located in a small, quiet village just 10 minutes from Nogaro and its amenities. The house has an old premises which once served as a bakery with its bakery. Work will be required. The most of the village to come: an old building will be renovated into a "multi-activity" and we will find a restaurant, a grocery store, a café, a room for meetings, etc. The 163 m² dwelling house consists of the following way: On the ground floor: A large living room of 31 m², with a beautiful period fireplace (non-functional), an old office of 14 m², a large corridor with a staircase (with storage under the steps) which serves several rooms including a fitted kitchen, an old office and another room of 15.30 m² (former cabinet, which could be converted into a bedroom). Upstairs: A large corridor gives you access to the 4 very good sized bedrooms as well as another smaller room of 12.74 m² which provides access to the sanitary facilities (bathroom and WC). On the last level, the attic covers the entire surface of the house and is insulated with 30 centimeters of blown glass wool. Concerning the former professional premises: The former store, large room of 22.39 m² with refrigerated display case, magazine shelves. Independent entrance, from the store we can also access the kitchen of the house. The old bakery (still functional), room of 32.35 m², gives access to a large room of 40.51 m². The attic of the old business can be converted. Oil central heating (installed 2 years ago), a new water softener (date of 2020), mains drainage up to standards, treated framework. Possibility of acquiring a separate detached garage of 95 m², on the other side of the street, where there is the possibility of fitting 4 cars, roof to be reviewed (see advertisement reference 832327). Another room of 32 m² adjoining the house, which is currently used as a storage room. You have the possibility of using the old bakery to create an apartment to accommodate family or to rent. Many possibilities are possible, with lots of spaces available to you!!! The sale concerns the whole, the store and the house cannot be sold separately. Additional assets: the village has a primary school, a municipal swimming pool with tennis court, a post office with bread depot. As for public transport, you are 35 minutes from Mont-de-Marsan station, 1 hour from Pau-Pyrénées airport, 25 minutes from the Aire-sur-l'Adour motorway. Only 1h30 from the beach and 2h from the mountain. Ideal for first-time buyers or investors! Come and see without further delay. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Lisa CHARRIÉ

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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 827589
Property type Village house
Year of construction 1800
Exposure N-E

SURFACES

Living space 163 m²
Living room surface 31 m²

COMPOSITION

Number of rooms 10
Number of bedrooms 4
Number of bathrooms 1
Toilets count 1
Balcony 1

DPE/GES

DPE 225
GES 68

APPENDIX

Videophone Non

SERVICES

Heater fuel
Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle