



## Farmhouse

RISCLE (32)

**239 500 €\***

\* Agency fees to be paid by the seller



184 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Authentic GASCONNE FARM on 3 organic hectares, on the hillsides, between Plaisance and Riscle, QUIET.... without nuisance for a new life (possibility of 20 ha more), well, pond, spring. Nothing superfluous, living room with fireplace and cast iron stove, kitchen, 3 bedrooms (possible 4), 1 bathroom. The old cellar and the agricultural sheds allow an agricultural, artisanal, artistic and hospitality project. GEOTHERMIE and Fiber attest to ecological modernity in a sober setting. Nothing ostentatious, simple happiness... a beautiful welcoming place. Sandstone framing stones, beautiful beams, fireplace, Gascon staircase, sponge cake, cellars, Adour pebble walls and stones, half-timbering, remind you that the house has stood before us for more than 250 years. Shops, doctors, schools, high schools, cinema and cultural and social life which can be intense... just a few kilometers away. Information and visits specifically from Valerie Trinel. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 842949

Property type ..... Farmhouse

Year of construction ..... 1780

View ..... Vue dégagée

### SURFACES

Living space ..... 184 m²

Living room surface ..... 32 m²

Land surface ..... 34000 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 4

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 220

GES ..... 7

### APPENDIX

Parking ..... couvert

Parking space ..... 20

Garage ..... 20

Videophone ..... Non

### SERVICES

Heater ..... géothermie



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