

170 000 €

Contact agency
Agence Charvy-Bonneau

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For sale house

4 rooms

Surface : 86 m²

Surface of the living : 37 m²

Surface of the land : 3749 m²

Exposition : Sud

View : Pyrénées

Hot water : Individuel

Inner condition : GOOD

External condition : NEW

Couverture : slate

Features :

Terrasse de surf. 27, Distribution eau :
INDIVIDUEL, Energie Eau : BALLON...,
double glazing, fireplace

3 bedroom

1 terrace

1 shower

2 WC

2 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

22/05/2025 - Prix T.T.C



House 768 Ustou

Typical house with outbuilding and adjoining land, near the circus of Cagateille. Renovated in the mid-90s, stone construction, slate roof. Living area: 86 m² approximately. Land of 3,749 m²; access by road and then a track (small 4X4 or pedestrian) about 200 m. The house consists on the ground floor of a living room with fireplace (37 m²) contiguous to a kitchen (14 m²), a storeroom and a toilet with storage. Stony terrace (27 m²) in the South-East. Upstairs, three attic rooms, a bathroom with toilet. Balcony in the South West. Barn (55 m²) in the rough, consisting of an old barn and a hayloft, requiring a cover overhaul. Wood shelter, parking area. Individual sanitation (waiting for control), water and electricity networks, electric heating. No big jobs to predict. Ideal for mountain lovers and related activities. Well isolated, no close neighbors, with a nice view of the peaks. Property tax: 452?

Fees and charges :

170 000 € agency fees 5,88% à the responsibility of the buyer included

