

**170 000 €**

**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 : Bon**

**External condition : Neuf**

**Couverture : Ardoises**

**Features :**

Terrasse de surf. 27, Water distribution:  
INDIVIDUAL, Energie Eau : BALLON...,  
double glazing, Cheminée

3 bedroom

1 terrace

1 shower

2 WC

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

06/06/2025 - 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?

#### Legal information

170 000 € fees included

6,25% VAT of fees paid by the buyer (160 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

