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## Countryside house for sale in Gers

Mirande , Gers , Occitanie



**€270,000**

inc. of agency fees

3 Beds      130 sqm      0.5 ha

Located in a village 12 mins west of Masseube is this pretty bungalow, typical of the Gascogne region with three bedrooms, a spacious...

### At a Glance

**Reference** MFH-ADF1626207

**Near to** Mirande

**Price** €270,000

**Bed** 3

**Pool** No

**Hab.Space** 130 sqm

**Land** 0.5 ha

**Land Tax** N/A

### Property Description

Located in a village 12 mins west of Masseube is this pretty bungalow, typical of the Gascogne region with three bedrooms, a spacious living area and possibility to create two dwellings. There are 5000m<sup>2</sup> of fenced grounds with trees.

This charming home has been renovated whilst retaining its original features (half-timbered walls, terra cotta flooring).

The older section of the house (130m<sup>2</sup>) has an entrance hall, kitchen, living room, three bedrooms, a bathroom with toilet and a laundry.

The more recent section is attached and offers a spacious living area (80m<sup>2</sup>) comprising a corner sitting space, dining area and a partially fitted kitchen (electric hob, dish washer and oven). There is a larder and a toilet.

A conservatory, workshop and a garage complete the property.

Heating is provided by a heat pump and a pellet burner. Hot water is provided by a thermodynamic system. Windows are double glazed. There are 30cm of rock wool under the flooring and roof. The septic tank system was new in 2017. The roof of the older section is covered in flat tiles and the newer section in rounded tiles. There is a composite webbing in the lofts.

The 5000 m<sup>2</sup> garden is entirely fenced and has numerous fruit trees (peach, walnut and fig) and olive trees. Possibility to acquire a further 1,5 ha of pasture with horse box.

You will be 17 mins from Castelnau-Magnoac, 35 mins from Auch, 50 mins from Tarbes, 1h20 from Toulouse and airport.

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€270,000

### Key Information

Internal Area:	130 sqm
Land Area:	0.5 ha

### Location: Occitanie



## Gallery





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**S. and L. BROWN**



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