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## House for sale in Gers

Miélan , Gers , Occitanie



**€237,000**

inc. of agency fees

3 Beds      100 sqm      0.39 ha

Located between Trie-sur-Baïse and Miélan is this ravishing bungalow for sale offering 100m<sup>2</sup> of living space including a living room,...

### At a Glance

**Reference** MFH-ADF1626233

**Bed** 3

**Land** 0.39 ha

**Near to** Miélan

**Pool** No

**Price** €237,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Located between Trie-sur-Baïse and Miélan is this ravishing bungalow for sale offering 100m<sup>2</sup> of living space including a living room, kitchen and three bedrooms. There are 3900m<sup>2</sup> of land with flowers and a view of the Pyrenees.

The entrance of the house opens to a 26m<sup>2</sup> living space with lots of natural light via the patio door which opens to the south-facing terrace. The 13m<sup>2</sup> fitted kitchen also has a patio door to the terrace.

A passageway leads to three bedrooms of 9m<sup>2</sup> each with built-in storage and a 7m<sup>2</sup> bathroom with both bath and shower.

The 20m<sup>2</sup> larder has the hot water storage tank and a tap. There is a 70m<sup>2</sup> garage with workshop, not attached to the main house.

Windows are double glazed. There is fuel powered central heating and a wood burner (55cm logs). The roof is covered in tile and the property is served by a septic tank.

The land is flat and has flowers and trees. There are numerous fruit trees (kiwi, mirabelle, fig, pear and apricot), an aviary and a vegetable patch.

You will be 6 mins from Mielan, 8 mins from Trie-sur-Bäise, 20 mins from Mirande, 40 mins from .....

## Summary

Property type:	House
Bedrooms:	3
Price	€237,000

## Key Information

Internal Area:	100 sqm
Land Area:	0.39 ha

## Location: Occitanie



## Gallery



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