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## House for sale in Gers

Marciac , Gers , Occitanie



# €139,000

inc. of agency fees

2 Beds      74 sqm      0.01 ha

Situated in the lovely town of Marciac in the Gers department, a few steps from the town centre, is this 74m<sup>2</sup> home offering a spacious...

### At a Glance

**Reference** MFH-ADF1626372

**Near to** Marciac

**Price** €139,000

**Bed** 2

**Pool** No

**Hab.Space** 74 sqm

**Land** 0.01 ha

**Land Tax** N/A

### Property Description

Situated in the lovely town of Marciac in the Gers department, a few steps from the town centre, is this 74m<sup>2</sup> home offering a spacious living area, two bedrooms, a washroom and a pleasant terrace.

Welcome to this charming home located in the centre of the lovely town of Marciac, renowned for its impressive and well attended annual jazz festival.

You enter the house into the 43m<sup>2</sup> elegant living room where the high ceilings give the sensation of space and natural light.

In this central space, the kitchen, dining and living areas fuse together harmoniously creating a cosy and convivial living space, augmented by the wood burner which diffuses a steady heat on cooler days.

A toilet and a storage space nestle under the main staircase and make the most of available space.

Upstairs there are two bedrooms of 9m<sup>2</sup> each as well as a modern washroom. A second staircase leads to the loft where you can create another bedroom or other.

Outside, you will spend sunny days on the 50m<sup>2</sup> tiled terrace where there is also a storage shed.

This pleasant home is perfect for a first purchase, for rental purposes or as a second home, with no garden to maintain.

Windows are double glazed. Heating is supplied by electric heaters. There is an electric powered hot water storage tank. The roof is covered in tile.

You will be in the centre of Marciac, 45 mins from the A64 motorway, 1h30 from skiing and 2h from the coast.

### Summary

Property type:	House
Bedrooms:	2
Price	€139,000

### Key Information

Internal Area:	74 sqm
Land Area:	0.01 ha

### Location: Occitanie



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**S. and L. BROWN**



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