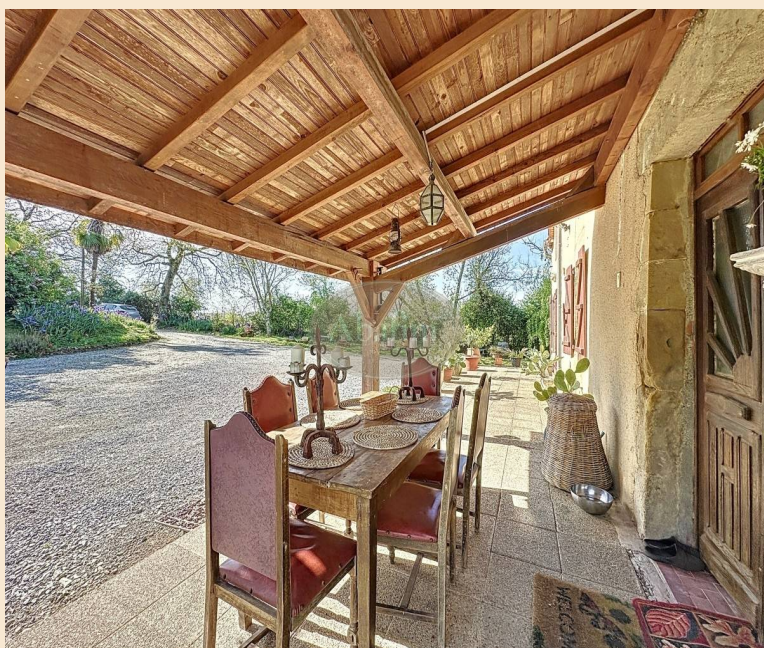


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House for sale in Gers

Plaisance , Gers , Occitanie



€249,000

inc. of agency fees

3 Beds 190 sqm 2.7 ha

Just 10 minutes from Marciac, this 190m² Gascon farmhouse offers 3 bedrooms, a spacious living room, a fitted kitchen, two bathrooms...

At a Glance

Reference MFH-ADF1626493

Near to Plaisance

Price €249,000

Bed 3

Pool No

Hab.Space 190 sqm

Land 2.7 ha

Land Tax N/A

Property Description

Just 10 minutes from Marciac, this 190m² Gascon farmhouse offers 3 bedrooms, a spacious living room, a fitted kitchen, two bathrooms and two outbuildings on 2.7ha of wooded grounds with a spring.

You enter the house via its terrace, where the old entrance door with its stone frame opens into a hall (5m²), a wc, a shower room with a walk-in shower and wc, a fitted kitchen (22m²) where you will find an open fireplace with a wood-burning stove, and a study area (16m²). From the kitchen, a staircase leads to the spacious living room (60m²) with a wood-burning stove (a French window gives access to the garden), then to a master suite with walk-in shower and wc (27m²), which also has a small terrace offering views over the countryside.

Two wooden staircases, one from the study, the other from the entrance hall, lead to two bedrooms (17m² and 9m²). There is also a landing (10m²) ideal for creating a relaxation area.

Next to the house is a wooden clad barn (85m²), and in the grounds there is a shelter (60m²) that could be used for equipment storage, a workshop or a horse stall.

The roof is tiled, the building is stone. Heating is provided by two fireplaces with inserts and a cast-iron stove, and hot water is produced by a hot water tank. There is glass wool insulation and double-glazed wooden joinery. The house is serviced by a fully-compliant septic tank.

It is close to shops and amenities. It is south-east facing, not overlooked, in a peaceful setting, with 27,000 m² of land, a wooded area and a spring.

You are 10 minutes from Marciac, Plaisance du Gers, the college and schools, 20 minutes from a golf course, 30 minutes from Aire sur Adour, 45 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau, the golf course and the airport, 1 hour 40 minutes from Toulouse airport, Spain and the ski slopes, the ocean and 3 hours 30 minutes from the Mediterranean.

Summary

Property type:	Countryside house
Bedrooms:	3
Price	€249,000

Key Information

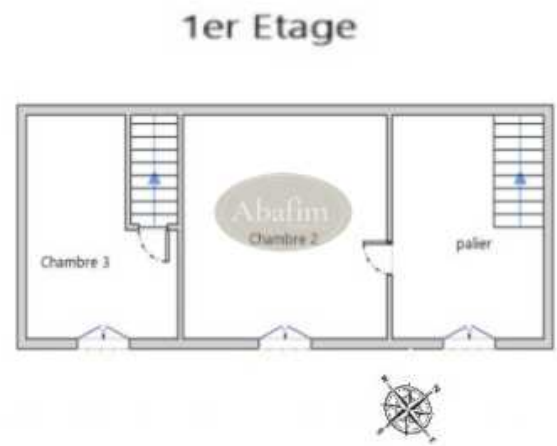
Internal Area:	190 sqm
Land Area:	2.7 ha

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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