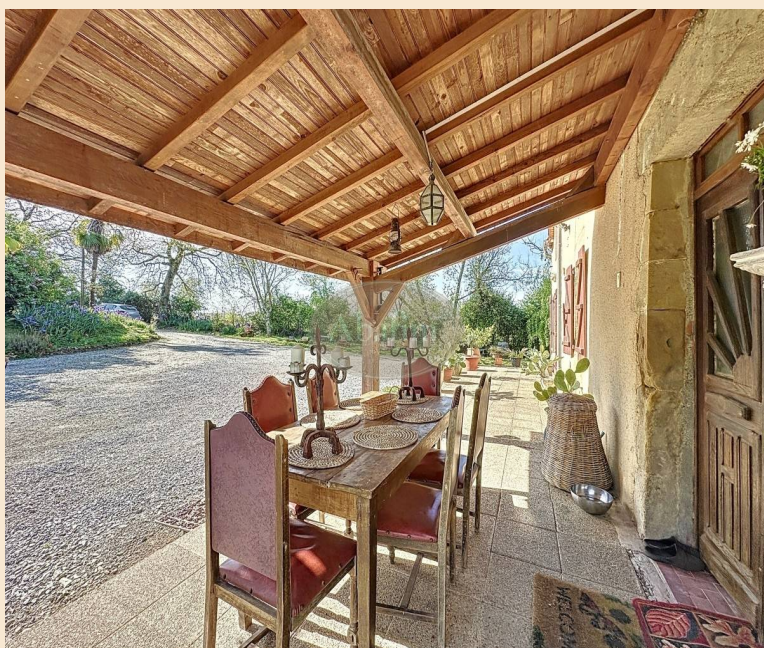


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## House for sale in Gers

Plaisance , Gers , Occitanie



**€249,000**

inc. of agency fees

3 Beds      190 sqm      2.7 ha

Just 10 minutes from Marciac, this 190m<sup>2</sup> 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 190m<sup>2</sup> 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 (5m<sup>2</sup>), a wc, a shower room with a walk-in shower and wc, a fitted kitchen (22m<sup>2</sup>) where you will find an open fireplace with a wood-burning stove, and a study area (16m<sup>2</sup>). From the kitchen, a staircase leads to the spacious living room (60m<sup>2</sup>) with a wood-burning stove (a French window gives access to the garden), then to a master suite with walk-in shower and wc (27m<sup>2</sup>), 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 (17m<sup>2</sup> and 9m<sup>2</sup>). There is also a landing (10m<sup>2</sup>) ideal for creating a relaxation area.

Next to the house is a wooden clad barn (85m<sup>2</sup>), and in the grounds there is a shelter (60m<sup>2</sup>) 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 m<sup>2</sup> 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

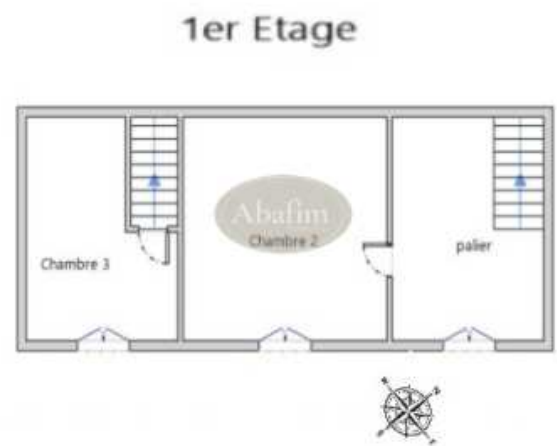
### Location: Occitanie



## 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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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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