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## House for sale in Gers

Masseube , Gers , Occitanie



€244,000

inc. of agency fees

3 Beds      160 sqm      0.25 ha

Located between Boulogne-sur-Gesse and Masseube is this pretty home offering 160m<sup>2</sup> of living space with three bedrooms and 2500m<sup>2</sup>...

### At a Glance

**Reference** MFH-ADF1626504

**Near to** Masseube

**Price** €244,000

**Bed** 3

**Pool** No

**Hab.Space** 160 sqm

**Land** 0.25 ha

**Land Tax** N/A

### Property Description

Located between Boulogne-sur-Gesse and Masseube is this pretty home offering 160m<sup>2</sup> of living space with three bedrooms and 2500m<sup>2</sup> of land nestled in the countryside.

If you're looking for a home in a tranquil spot more than 200m from the nearest neighbour, bathed in natural light and with the charm of old as well as modern comforts, offering a ground floor bedroom and bathroom, a low maintenance home, ideal for a family, couples with grown-up children, or a holiday home, then this charming house is for you!

Inside, a 12m<sup>2</sup> hallway which serves a 16m<sup>2</sup> bedroom, a 7m<sup>2</sup> bathroom with bath and shower, a toilet, a 19m<sup>2</sup> garage and 15m<sup>2</sup> laundry room.

The 16m<sup>2</sup> kitchen is south-facing with a wide patio door leading to the garden, and there is a large window to the west above the sink. The kitchen is large enough to have a 4-person table, even though there is a dining area in the 35m<sup>2</sup> living room which has an open fireplace.

Upstairs is the main 25m<sup>2</sup> bedroom, 12m<sup>2</sup> shower room and a second bedroom, 11m<sup>2</sup>, currently used as an office.

Outside, the grounds have trees but sunlight is present all day long. As well as the garage there is a 30m<sup>2</sup> shelter and a well located next to the old wash house which is reserved for goldfish.

Most windows have one pane of glass. The central heating is supplied by the air-water heat pump system (2 years old). Hot water is provided by an electric-powered hot water storage tank. The property has an individual sewage system. The loft is insulated and the roof has a recent covering.

You will be 10 mins from Boulogne-sur-Gesse, 15 mins from Masseube, 45 mins from Auch, 1h15 from Toulouse and airport and from skiing, 2h30 from the Mediterranean and the Atlantic

coast.

### Summary

Property type:	House
Bedrooms:	3
Price	€244,000

### Key Information

Internal Area:	160 sqm
Land Area:	0.25 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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