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## Apartment for sale in Gers

Duffort , Gers , Occitanie



**€170,000**

inc. of agency fees

5 Beds      300 sqm      0.39 ha

Located between Castelnau-Magnoac and Trie-sur-Baïse, a part of this lovely Gascon-style house to renovate has been transformed into...

### At a Glance

**Reference** MFH-ADF1626492

**Near to** Duffort

**Price** €170,000

**Bed** 5

**Pool** No

**Hab.Space** 300 sqm

**Land** 0.39 ha

**Land Tax** N/A

### Property Description

Located between Castelnau-Magnoac and Trie-sur-Baïse, a part of this lovely Gascon-style house to renovate has been transformed into a cosy apartment (70 m<sup>2</sup>). The property also includes a big workshop and a large garage, all on garden measuring more than 3500 m<sup>2</sup>.

This atypical house, with big rooms and large spaces, will give free rein to your imagination.

The first part of the property is a lovely classic Gascon-style house. The ground floor is composed of an entrance hall, with a room on each side (former kitchen, former living room). Upstairs, there are two big bedrooms. A complete renovation is necessary.

The second part of the property is a 90 m<sup>2</sup> apartment that has already been partially renovated. It is composed of a living room with a wood-burning heater, an open-plan kitchen that is fully equipped (oven, microwave, dishwasher, fridge, induction hob and extractor hood), a bedroom, a shower-room with a walk-in shower, a separate toilet and a boxroom. An opening has been created in the boxroom and gives onto a second bedroom that is being built.

There is an electric hot-water heater (200L) and heating is provided by an air-air climate control system and the wood-burning heater.

Under the apartment, there is a 70 m<sup>2</sup> workshop with a patio door that opens onto the garden and a large 75 m<sup>2</sup> garage.

From the garage, several rooms have been sectioned off but need to be finished. They could become the link between the apartment and the house, or be a separate unit.

A heating system consisting of an air-air heat pump has been installed, but it has not been connected or used. This system will be used for the underfloor heating on the ground floor and the heaters upstairs.

The water-heater is thermodynamic.

The septic tank meets the standards in place in 2006. The garden measures more than 3900 m<sup>2</sup> and is fenced in.

Located 10 minutes from Trie-sur-Baïse; 15 min from Castelnau-Magnoac; 40 min from Auch; 1 hr 30 min from Toulouse; 2 hr 30 min from the Atlantic Ocean.

### Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 5         |
| Price          | €170,000  |

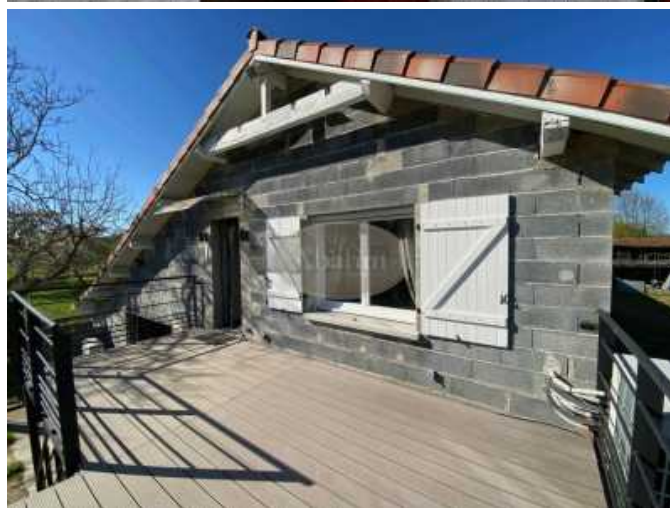
### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 300 sqm |
| Land Area:     | 0.39 ha |

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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