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## Countryside house for sale in Gers

Marciac , Gers , Occitanie



# €240,000

inc. of agency fees

4 Beds      190 sqm      0.48 ha

Just 5 minutes from Marciac, this character house offers 4 bedrooms, a bathroom, a spacious living room with mezzanine, a lounge,...

### At a Glance

**Reference** MFH-ADF1626666

**Near to** Marciac

**Price** €240,000

**Bed** 4

**Pool** No

**Hab.Space** 190 sqm

**Land** 0.48 ha

**Land Tax** N/A

### Property Description

Just 5 minutes from Marciac, this character house offers 4 bedrooms, a bathroom, a spacious living room with mezzanine, a lounge, a fitted kitchen, a utility room, a large garage and three cellars, all set in 4800m<sup>2</sup> of wooded grounds.

The house is accessed via a lovely terrace. The stone-framed entrance door opens into a sitting room (21m<sup>2</sup>) with a fireplace. This room leads via a corridor to your left into a dressing room, a bedroom (16m<sup>2</sup>) with a shower and WC with washbasin and a spacious living room (49m<sup>2</sup>) with access to the terrace. A mezzanine (21m<sup>2</sup>) overlooks the living room. Retracing your steps to the living room via a corridor on your right, you will find a bathroom with double basins and wc (5.80m<sup>2</sup>) as well as a beautiful, very bright bedroom (17m<sup>2</sup>). To the rear of the living room, a corridor leads to a fitted kitchen (17m<sup>2</sup>), a storeroom/laundry room (10m<sup>2</sup>) and a garage (27m<sup>2</sup>).

A central wooden staircase leads upstairs to a bedroom (10m<sup>2</sup>), another bedroom (19m<sup>2</sup>) and an attic.

The roof is tiled and the construction is stone. Heating is provided by an air-to-water heat pump and hot water is produced by a thermodynamic hot water tank. There is glass wool insulation and single-glazed wooden joinery. Septic tank drainage (not compliant).

It is close to all amenities. It faces south, is not overlooked and has a pleasant garden planted with trees.(4800m<sup>2</sup>).

You'll be 5 minutes from Marciac, the college and schools, 15 minutes from a golf course, 35 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau and the golf course, the airport, 1 hour 40 minutes from Toulouse airport, Spain and the ski slopes, the ocean, 3 hours 30 minutes from the Mediterranean.

### Summary

Property type:	Countryside house
Bedrooms:	4
Price	€240,000

### Key Information

Internal Area:	190 sqm
Land Area:	0.48 ha

### Location: Occitanie



## Gallery

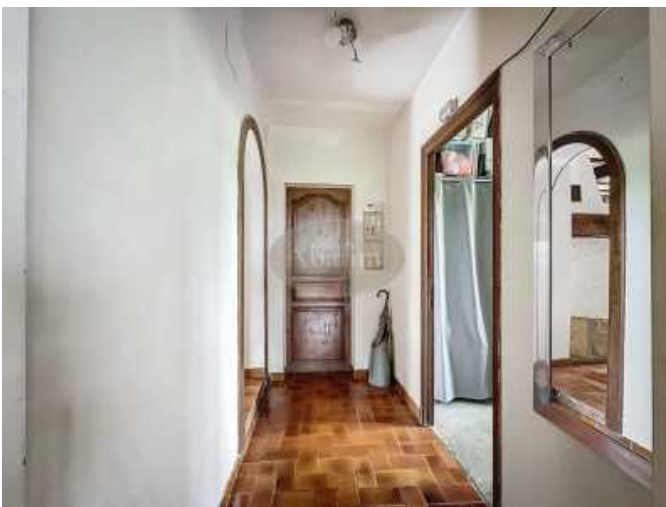


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**S. and L. BROWN**



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