

[Click to view MFH-ADF1626739](#)

## Farmhouse for sale in Gers

Duffort , Gers , Occitanie



# €250,000

inc. of agency fees

3 Beds      163 sqm      5.79 ha

Located between Miélan and Mirande, this lovely Gascon house has a living space of 160 m<sup>2</sup>, faces due south, many outbuildings and...

### At a Glance

**Reference** MFH-ADF1626739

**Near to** Duffort

**Price** €250,000

**Bed** 3

**Pool** No

**Hab.Space** 163 sqm

**Land** 5.79 ha

**Land Tax** N/A

### Property Description

Located between Miélan and Mirande, this lovely Gascon house has a living space of 160 m<sup>2</sup>, faces due south, many outbuildings and 5 hectares of land.

To the right of the front door is a traditional dining room (21 m<sup>2</sup>) with a fireplace, followed by a pantry (12 m<sup>2</sup>). To the left is a bright living room (19 m<sup>2</sup>). An adjoining room (35 m<sup>2</sup>) has lots of space to be used as you'd like.

The ground floor also has a shower-room (6 m<sup>2</sup>) and a separate toilet.

Upstairs, there are three spacious bedrooms (14 to 22 m<sup>2</sup>) that face due south. The large landing and wooden flooring of the bedrooms are in excellent condition.

The outbuildings, facing east, include a very large covered area (55 m<sup>2</sup>) that could be transformed into a summer kitchen or whatever you'd like. There is also a cowshed, a barn and an annexe (65 m<sup>2</sup>) that need to be renovated.

The roof is tiled. Construction is typical of the region, beaten earth and white stones from the Gers. Central heating is gas-fired. Joinery is PVC and double-glazed. The attic space is insulated. Drainage connected to a micro-station septic tank.

Situated less than 3 km from all businesses. You'll appreciate this property, the starting point for your projects. Additional land is available, up to 19 hectares!

Located 1 hr 30 min from the Pyrenees; 1 hr 15 min from Toulouse and its airport; 2 hr from the Atlantic Ocean.

## Summary

Property type:	Farmhouse
Bedrooms:	3
Price	€250,000

## Key Information

Internal Area:	163 sqm
Land Area:	5.79 ha

## Location: Occitanie



# Gallery





## As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

### Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

### Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved