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## 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







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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.

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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).

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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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**



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