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## Countryside House for sale in Gers

Vic-Fezensac , Gers , Occitanie



# €159,000

inc. of agency fees

4 Beds      118 sqm      0.43 ha

Located under 10 mins from Vic-Fezensac is this charming home for sale offering 118m<sup>2</sup> of living space as well as a 120m<sup>2</sup> outbuilding...

### At a Glance

<b>Reference</b>	MFH-ADF1626771	<b>Near to</b>	Vic-Fezensac	<b>Price</b>	€159,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	118 sqm
<b>Land</b>	0.43 ha			<b>Land Tax</b>	N/A

### Property Description

Located under 10 mins from Vic-Fezensac is this charming home for sale offering 118m<sup>2</sup> of living space as well as a 120m<sup>2</sup> outbuilding and 4300m<sup>2</sup> of flat grounds with trees. Ideal for a craftsman or an artist looking for a place from which to be inspired.

In a bucolic environment, this traditional building is constructed from pebble and stone, is south-facing and benefits from a spacious living room with open kitchen and fireplace (41m<sup>2</sup>). There is a 13.5m<sup>2</sup> sitting room, a 10.5m<sup>2</sup> bedroom and a 9m<sup>2</sup> bathroom and toilet completing the ground floor thus permitting habitation as a single-storey dwelling.

Upstairs are two more big bedrooms, 15m<sup>2</sup> & 20m<sup>2</sup>.

There are two garages attached to the house.

There is a 119m<sup>2</sup> shed, independent from the house, which has an immense mezzanine allowing you to realise your artistic projects, exhibitions or other.

You will appreciate the grounds with trees, in a quiet location surrounded by farmland and the rolling land of the Gers department.

The roof requires some work as leaks have caused damage to the ceiling of the living room and a bedroom. Heating is currently provided by a wood burner. The windows have one pane of glass.

You will be under 10 mins from Vic-Fezensac, 30 mins from Auch, 1h30 from Toulouse, 2h from the Atlantic coast and 2h15 from Bordeaux.

### Summary

Property type:	Countryside house
Bedrooms:	4
Price	€159,000

### Key Information

Internal Area:	118 sqm
Land Area:	0.43 ha

### Location: Occitanie





## Gallery







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**S. and L. BROWN**



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