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House for sale in Gers

Duffort , Gers , Occitanie



€216,000

inc. of agency fees

3 Beds 110 sqm 3.98 ha

Located between Mirande and Trie-sur-Baïse is this 135m² bungalow which has a 250m² independent building and almost four hectares...

At a Glance

Reference MFH-ADF1626730

Near to Duffort

Price €216,000

Bed 3

Pool No

Hab.Space 110 sqm

Land 3.98 ha

Land Tax N/A

Property Description

Located between Mirande and Trie-sur-Baïse is this 135m² bungalow which has a 250m² independent building and almost four hectares of grounds.

The entrance of the house is central. To the left is the kitchen and larder totalling 23m². To the right is the 32m² south-facing living room equipped with a wood burner. There is a 5m² bathroom, a toilet and three bedrooms ranging from 10m² to 15m², rendering this home very comfortable and practical.

The basement comprises a garage which multiplies the potential of the property.

The surroundings are very tranquil. The agricultural building and equipment forms an ideal set up for a livestock project or other professional activity.

The roof is in perfect condition. Windows are wooden framed with one pane of glass. Heating is supplied by oil. The property has an individual sewage system which is functional but not up to current regulations. Schools and commerce less than 8 mins away.

Extra land is available with the property, up to 22 hectares!

Located 1h30 from the Pyrenees, 1h15 from Toulouse and airport, 2h from the Atlantic Ocean.

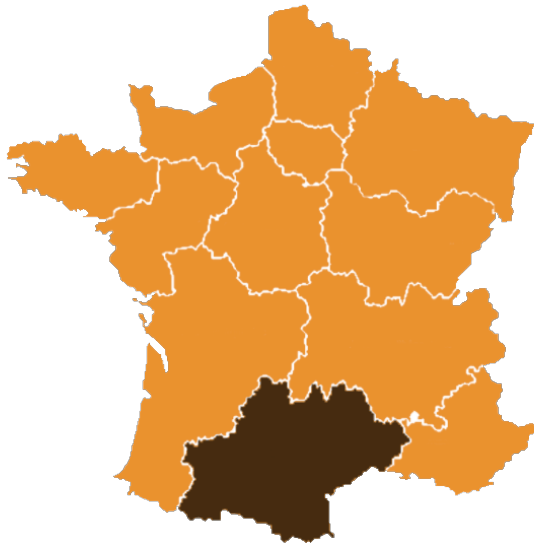
Summary

Property type:	House
Bedrooms:	3
Price	€216,000

Key Information

Internal Area:	110 sqm
Land Area:	3.98 ha

Location: Occitanie



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S. and L. BROWN



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