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## House for sale in Gers

Duffort , Gers , Occitanie



**€370,000**

inc. of agency fees

6 Beds      260 sqm      17 ha

Located on the sunny hillsides of the Gers a few mins from Miélan is this isolated farmhouse offering 270m<sup>2</sup> of space to inhabit immediately....

### At a Glance

**Reference** MFH-ADF1626756

**Near to** Duffort

**Price** €370,000

**Bed** 6

**Pool** No

**Hab.Space** 260 sqm

**Land** 17 ha

**Land Tax** N/A

### Property Description

Located on the sunny hillsides of the Gers a few mins from Miélan is this isolated farmhouse offering 270m<sup>2</sup> of space to inhabit immediately. In a bucolic setting, it has an 85m<sup>2</sup> attached gîte and a collection of outbuildings on a 17 hectare farm site.

This Gascogne-style home has a 46m<sup>2</sup> sitting room with attached kitchen and 5m<sup>2</sup> larder. There is a toilet and an 18m<sup>2</sup> bedroom with lots of sunlight and access to a shaded courtyard. A conservatory and a 130m<sup>2</sup> garage complete the southern facade.

The upper floor has a 17m<sup>2</sup> central landing, three bedrooms (from 16m<sup>2</sup> to 23m<sup>2</sup>), a 5m<sup>2</sup> study and a toilet with wash basin. A loft is perfect for conversion and runs the length of the north facing side.

The 85m<sup>2</sup> bungalow gite has a private access and can bring a revenue. There is a 15m<sup>2</sup> kitchen, 18m<sup>2</sup> sitting room with wood burner, two bedrooms (13m<sup>2</sup> & 18m<sup>2</sup>), a 6m<sup>2</sup> bathroom with walk-in shower and a toilet. There is an attached garage and the main heating uses electricity.

The roofs of both dwellings are in excellent condition. There is quality double glazing. There are two individual sewage systems in place, both up to current codes. The energy performance is classed as D.

The lofts are insulated. The outside areas are very spacious and you could install a pool. Several outbuildings could be converted to other uses. This place is ideal for a large family, for a rental or agricultural project.

You will be 5 mins from Mielan, 10 mins from Mirande, 40 mins from Tarbes, 1h from skiing, 1h15 from Toulouse, 2h from the Atlantic and 2h45 from the Mediterranean.

### Summary

|                |           |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms:      | 6         |
| Price          | €370,000  |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 260 sqm |
| Land Area:     | 17 ha   |

### Location: Occitanie



## Gallery







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**S. and L. BROWN**



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