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## House for sale in Gers

Marciac , Gers , Occitanie



**€384,000**

inc. of agency fees

4 Beds      257 sqm      0.85 ha

5 minutes from Marciac, 2 houses with outbuildings on 8500 m<sup>2</sup> of land with a well. This property has photovoltaic panels with an annual...

### At a Glance

**Reference** MFH-ADF1626844

**Near to** Marciac

**Price** €384,000

**Bed** 4

**Pool** No

**Hab.Space** 257 sqm

**Land** 0.85 ha

**Land Tax** N/A

### Property Description

5 minutes from Marciac, 2 houses with outbuildings on 8500 m<sup>2</sup> of land with a well. This property has photovoltaic panels with an annual return.

The first house is accessed via the terrace. The front door opens into a corridor leading to a fitted kitchen opening into a spacious living room of 50m<sup>2</sup>. Continuing on, a hallway leads to a 10m<sup>2</sup> storeroom, a 16m<sup>2</sup> utility room with boiler room (garden access), a wc with washbasin, a 6m<sup>2</sup> double washbasin shower room, an 11m<sup>2</sup> study and a 16m<sup>2</sup> south-facing bedroom.

From the living room, a staircase leads to the first floor, landing of 11m<sup>2</sup>, with 2 south-facing bedrooms of 12.36m<sup>2</sup> and 12.45m<sup>2</sup> with balcony, a shower room, WC and an attic.

The second adjoining house is a stone farmhouse with a beautiful oak roof frame. You enter into a 12m<sup>2</sup> hall, to your right a 47m<sup>2</sup> dining room with sitting room featuring a stone fireplace and a south-facing 11m<sup>2</sup> bedroom. From the dining room you have the north-facing kitchen of 10m<sup>2</sup> (a storeroom), a corridor leads to a wc, a shower room with shower of 3.50m<sup>2</sup> and a utility room of 3.85m<sup>2</sup>. The two houses are connected by a door in the study.

From the hall, a beautiful wooden staircase leads to the attic, which offers 100m<sup>2</sup> of living space.

A 60m<sup>2</sup> outbuilding with a cold room and an upper floor is located next to the houses, as are two separate barns, ideal for creating holiday homes, a craftsman's business or an equestrian centre...

Photovoltaic panels provide an annual return more of Euros2,200.

The roof is recently tiled, and the construction is traditional. The first house is heated by air-to-water heat pumps and a reversible air-to-air air conditioning system, while the second is heated by a boiler and the hot water is produced by an electric hot water tank, a fireplace. The thermal insulation is glass wool and the joinery is PVC double-glazed. Two septic tanks.

It is close to all shops and amenities. It faces south-east, on 8500 m<sup>2</sup> of land with a well. You also have the option of purchasing 3 hectares of farmland (see reference AF26650).

It is situated 5 minutes from Marciac, the college and schools, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 15 minutes from a golf course, 55 minutes from Pau, the golf course and the airport, 1h30 from Toulouse airport, Spain and the ski slopes, 1h30 from the ocean, 3 h 30 from the Mediterranean.

### Summary

Property type:	House
Bedrooms:	4
Price	€384,000

### Key Information

Internal Area:	257 sqm
Land Area:	0.85 ha

### Location: Occitanie



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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