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Authentic Gascon Farmhouse to renovate on 17 acres

Eauze , Gers , Occitanie



€395,000

inc. of agency fees

3 Beds 2 Baths 290 sqm 7.29 ha

An authentic Gacon Farmhouse with large outbuilding, a lake and a pond on a beautiful wooded site of 17.3 acres....

At a Glance

Reference	MFH-BG33104	Near to	Eauze	Price	€395,000
Bed	3	Bath	2	Hab.Space	290 sqm
Land	7.29 ha	Pool	No	Land Tax	N/A

Property Description

An authentic Gacon Farmhouse with large outbuilding, a lake and a pond on a beautiful wooded site of 17.3 acres. The Farmhouse of 290 sq.m is habitable but in need of renovation. The current layout of it is: an entrance hall, a large kitchen with wood-burning stove, a sitting room and a bathroom. A large workshop, which has been currently created and a utility area, plus two rooms that are in need of total renovation. On

the first floor: 3 double bedrooms and a bathroom that needs to be finished. A large attic that could be used to extend the current living surface. A pretty original outbuilding (non attached) of 230 sq.m offers lots of possibilities. It could be used to extend the current living area by renovating this part. Or used as a large garage, workshop, artist studio, stables. The 20.5 acres of land are completely fenced and have a large variety of trees: american oaks, pines, poplars, etc. There is a lake, a pond, a well and a spring. An orchard and a vegetable garden are equally part of the garden. This property is definitely a heaven for nature lovers. The current owners have a large variety of animals enjoying living on the beautiful grounds. Shops, schools and all amenities are only 4 kilometers away. A must see

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€395,000

Key Information

Internal Area:	290 sqm
Land Area:	7.29 ha

Location: Occitanie



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