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## Countryside house near to Marciac, Gers

Marciac, Gers, Occitanie



# €650,000

inc. of agency fees

7 Beds 3 Baths 460 sqm 1.03 ha

Character house, 7 bedrooms,  
gîte, 1 hectare

### At a Glance

<b>Reference</b>	MFH-ELGLC4947	<b>Near to</b>	Marciac	<b>Price</b>	€650,000
<b>Bed</b>	7	<b>Bath</b>	3	<b>Hab.Space</b>	460 sqm
<b>Land</b>	1.03 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Large renovated 18th Century character house, accessible through a private lane without close neighbors, 6 bedrooms with dovecote and adjoining gîte (70m<sup>2</sup>); on a plot of land of 1ha with a pond and numerous established trees and fruit trees.

#### GROUND FLOOR:

- . Entrance hall (28m<sup>2</sup>) with beautiful terracotta floors and period staircase
- . Sitting room (23m<sup>2</sup>)
- . Kitchen/dining room (36m<sup>2</sup>) with terracotta floors, large fireplace and wood burner
- . Sitting room/patio (36m<sup>2</sup>) with large bay window and Rika pellet stove
- . Bathroom (14m<sup>2</sup>) avec bath and shower
- . Passage with built-in cupboards
- . Boiler/laundry/storage room (50m<sup>2</sup>) with wine cella and De Dietrich boiler

#### FIRST FLOOR:

- . Large landing/study/library (29m<sup>2</sup>) with access to a balcony
- . 6 bedrooms (15m<sup>2</sup>; 16m<sup>2</sup>; 17m<sup>2</sup>; 17m<sup>2</sup>; 20m<sup>2</sup> and 21m<sup>2</sup>)

- . Shower room (5m<sup>2</sup>) with WC
- . Passage/study
- . Mezzanine (45m<sup>2</sup>)
- . Dovecote (36m<sup>2</sup>) which could be converted

GITE:

- . Sitting room/study (18m<sup>2</sup>)
- . Dining room (20m<sup>2</sup>)
- . Kitchen (5m<sup>2</sup>)
- . Bedroom (11m<sup>2</sup>)
- . Bathroom (5m<sup>2</sup>)
- . WC with hand basin

## Key Information

Property type:	Countryside house
Bedrooms:	7
Bathrooms	3
Price	€650,000
Address	Marciac, Gers, Occitanie

## Additional Information

Internal Area:	460 sqm
Land Area:	1.03 ha
Property Features:	<ul style="list-style-type: none"><li>• Plot of land of 1ha (10272m<sup>2</sup>) with a pond</li><li>• numerous established fruit trees</li><li>• an orchard</li><li>• two wells and a garden shed (15m<sup>2</sup>).</li></ul>
Swimming Pool?	Yes

## Location: Occitanie





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