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## Countryside house for sale in Gers

Riscle , Gers , Occitanie



**€222,000**

inc. of agency fees

3 Beds      120 sqm      0.3 ha

Located in the Gers department between the towns of Plaisance and Aire-sur-l'Adour is this charming, renovated home for sale offering...

### At a Glance

<b>Reference</b>	MFH-ADF1625439	<b>Near to</b>	Riscle	<b>Price</b>	€222,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.3 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the Gers department between the towns of Plaisance and Aire-sur-l'Adour is this charming, renovated home for sale offering 120m<sup>2</sup> of living space with lots of natural light and on a leafy plot of land of 3000m<sup>2</sup>. One for your shortlist. Perfect for your new life in south-west France.

There is a spacious, 19m<sup>2</sup> entrance hall which serves the ground floor living areas: To the left is the 16m<sup>2</sup> living room, a 6m<sup>2</sup> bathroom and toilet. To the right is the 16m<sup>2</sup> dining room and 13m<sup>2</sup> kitchen. A wooden

staircase leads up to three bedrooms (13m<sup>2</sup> and two of 17m<sup>2</sup>), a 7m<sup>2</sup> room for use as a study or small bedroom and a toilet.

The loft is accessible via the staircase and is available for extra living space.

There is a barn attached to the house which has been transformed to a games room with 50m<sup>2</sup> of space. The walls were constructed using pebble from the Adour plain. A 25m<sup>2</sup> garage completes this section.

The fully enclosed garden has fruit and ornamental trees as well as a boules court.

This home will appeal to those searching for spacious rooms and the charm of old with original tiling and the warm atmosphere the house possesses.

The roof and framework are in good condition. The roof is covered in tiles. Windows are PVC double-glazed with wooden shutters. Heating is provided by a wood burner and convection, electric radiators. There is an electric-powered hot water storage tank. The property is served by an individual sewage system. All commerce and services and schools are 10 mins drive away.

Situated in a quiet, countryside setting, you will be 45 mins from Tarbes for TGV and airport, 25 mins from Aire-sur-Adour (A64 motorway), less than two hours from skiing, from the beach and from Spain.

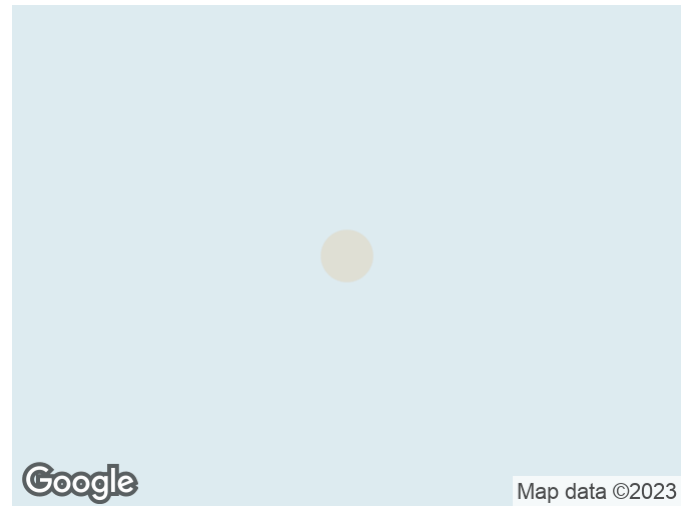
## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€222,000

## Key Information

Internal Area:	120 sqm
Land Area:	0.3 ha

## Location: Occitanie



## Gallery



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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