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## House for sale in Gers

Nogaro , Gers , Occitanie



**€440,000**

inc. of agency fees

7 Beds      330 sqm      4.03 ha

Located on the Way of St. James between Aire-sur-l'Adour and Nogaro is this beautiful ensemble for sale comprising a home in the typical...

### At a Glance

<b>Reference</b>	MFH-ADF1625757	<b>Near to</b>	Nogaro	<b>Price</b>	€440,000
<b>Bed</b>	7	<b>Pool</b>	No	<b>Hab.Space</b>	330 sqm
<b>Land</b>	4.03 ha			<b>Land Tax</b>	N/A

### Property Description

Located on the Way of St. James between Aire-sur-l'Adour and Nogaro is this beautiful ensemble for sale comprising a home in the typical style of the Landes region, two gîtes and outbuildings on 4 hectares of grounds.

Downstairs, the house consists of a 12m<sup>2</sup> fitted kitchen which is open to the 42m<sup>2</sup> living room and its fireplace, a 29m<sup>2</sup> bedroom with 10m<sup>2</sup> bathroom, a 23m<sup>2</sup> bedroom, a washroom, toilet and a laundry room.

Upstairs are three bedrooms, a washroom, toilet and a sitting area which opens to the south-facing balcony.

Outside and to the rear of the house there is a 120 m<sup>2</sup> barn which has a new roof.

Central heating is provided by gas supplied by a buried storage tank. The fireplace has a wood burner. Hot water is provided by electricity with a storage tank. The property is served by an individual sewage system. Windows are partially replaced PVC double glazing. The shutters are made of wood. The roof has been renovated with a tile covering.

The two gîtes measure 35m<sup>2</sup> and 80m<sup>2</sup> and can sleep 5 & 7 persons respectively. Hot water is provided by electricity with a storage tank. The smaller gîte has electric-powered radiators. Each gîte enjoys a pleasant garden. The gîtes currently provide accommodation for pilgrims following the Way of St. James and for general summer rentals. They are sold furnished with bedding. Attached to the larger gîte is a 120m<sup>2</sup> barn.

A maisonette and an agricultural building (located down and away from the house) complete the ensemble and are to renovate as you desire (exercise or yoga room, meeting room, games room, extra gîte).

This property offers spacious volumes outside and inside in a calm, bucolic setting. The current activity awaits its new owner to develop and increase turnover.

You will be 5 mins from Nogaro, close to all commerce and services, primary and secondary schools etc. 15 mins from motorway access, 45 mins from Mont-de-Marsan and Pau, 1h30 from the beach, from skiing and from the Spanish border.

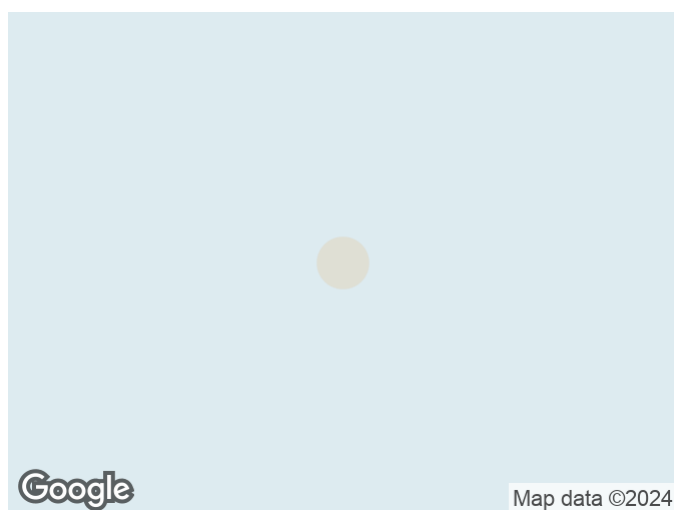
## Summary

Property type:	House
Bedrooms:	7
Price	€440,000

## Key Information

Internal Area:	330 sqm
Land Area:	4.03 ha

## Location: Occitanie



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