

[Click to view MFH-ADF1625757](#)

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

Reference MFH-ADF1625757

Bed 7

Land 4.03 ha

Near to Nogaro

Pool No

Price €440,000

Hab.Space 330 sqm

Land Tax 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 12m² fitted kitchen which is open to the 42m² living room and its fireplace, a 29m² bedroom with 10m² bathroom, a 23m² 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 m² 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 35m² and 80m² 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 120m² 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.

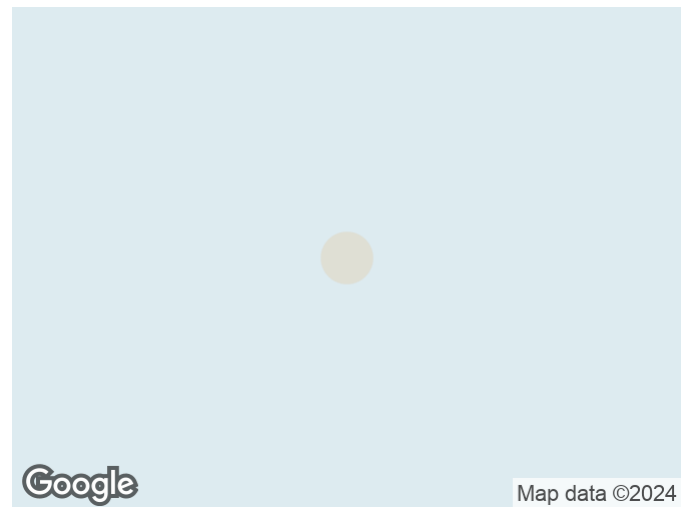
Summary

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

Key Information

Internal Area:	330 sqm
Land Area:	4.03 ha

Location: Occitanie



Gallery



As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved