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## Stunning Bed and Breakfast, well situated in the beautiful Gers

**Barran , Gers , Occitanie**



**€660,000**

**inc. of agency fees**

**7 Beds   6 Baths   420 sqm   0.98 ha**

Stunning Bed and Breakfast, well situated in the beautiful Gers. This stunning B&B is situated ad a spider in the...

### At a Glance

<b>Reference</b>	MFH-MPGRC2031	<b>Near to</b>	Barran	<b>Price</b>	€660,000
<b>Bed</b>	7	<b>Bath</b>	6	<b>Hab.Space</b>	420 sqm
<b>Land</b>	0.98 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Stunning Bed and Breakfast, well situated in the beautiful Gers.

This stunning B&B is situated as a spider in the web: in the middle between villages like Vic Fezensac (some festivals a year) Mirande (Countryfestival), Marciac (international Jazz festival) and Auch (capital of the Gers)

The house has been very well renovated to receive guests who like to stay in the countryside (very peaceful) , where beautiful romantic bedrooms en suite are waiting for them to have an excellent stay. All together 4 spacious bedrooms en suite. The owner turned it into a very well known business, however due to her age, the last years she takes a pause once a while.

Downstairs a nice dining/kitchen, a living, a laundry, a garage, a cellar and a huge space with a small kitchen and a first floor where youngsters can stay. Upstairs an Italian showerroom. Attached to the house a beautiful private house with spacious lounge/kitchen, 2 bedrooms on the first floor and a bathroom.

The house is in an excellent state and has as business very good recommendations. Returning guests.

Around the house a garden of about 2 acres with a pool and several buildings, like a henhouse. Beautiful views over the countryside and Pyrenees.

The house is situated near a small country lane where some neighbours (on a long distance) pass by once a while.

For those who consider to come and live in this beautiful part of France and would like to have a steady income this B&B is a good opportunity.

Are you seriously interested in the property : I can send you more details and information.

And arrange a visit. Please contact me.

Summary

Property type:	House
Bedrooms:	7
Bathrooms	6
Price	€660,000

Key Information

Year Built:	1848
Internal Area:	420 sqm
Land Area:	0.98 ha

Location: Occitanie



## Gallery









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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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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**



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