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## A single storey character house in a corner of Gers Paradise

**Mauvezin , Gers , Occitanie**



# €450,000

inc. of agency fees

4 Beds   1 Baths   195 sqm   4460 sqm

Experience the charm of a well-maintained stone property in southwest France, featuring original details, a single-story layout, and a 4462 sqm plot with a pool, all just minutes from local amenities.

### At a Glance

<b>Reference</b>	MFH-RLP69172	<b>Near to</b>	Auch	<b>Price</b>	€450,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	195 sqm
<b>Land</b>	4460 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the beautiful Gers department of southwest France, this charming stone property spans over 195 sqm and sits on a 4462 sqm piece of land. The property has been well maintained over the years and retains its original features. It is situated just a few minutes away from a town that has all the necessary amenities,

including restaurants and schools.

The property is a single-story building, making it ideal for people of all ages. The fully cultivated park is a sight to behold, with a magnificent swimming pool, romantic flowery corners, and a large area for children to play. Additionally, the property comes with a garage, shed, and wine cellar, making it the perfect place for anyone seeking privacy and tranquility.

## **The Accommodation on One Level**

### **The ground floor**

- Entrance tiled floor exposed stone
- Living room 48 sq.m tiled floor fireplace with wood stove exposed beams
- Kitchen -19m<sup>2</sup> tiled floor fitted and equipped
- Dining room 27.5 sq.m tiled floor half-timbered, exposed stones and beams, sliding bay windows opening onto the garden
- Bedroom 1 19.5 m<sup>2</sup>, parquet flooring
- Bedroom 2 16.5 sq.m, parquet flooring
- Bedroom 3 12.5 sq.m, half-timbered, exposed stones and beams
- Bedroom 4/office 14 sq.m with door opening onto private terrace and access to the garden
- Bedroom 5 without window but possible to create
- separate WC
- Bathroom 8.7 sq.m with shower and double sink
- Garage and boiler room

### **Outside**

- Mature garden with fruit trees and well (4462 sq.m)
- Swimming pool 11.5 x 5.5m ( from 2002), reinforced liner
- Shed for three cars - 100 sq.m
- Wood storage at the end of the garden

### **Additional information**

- In good condition - very well maintained
- Roof of the house partially redone in 2012
- Possibilities of extension into the attic
- Roof of the shed completely redone in 2012
- Well insulated, double glazing throughout
- Heated by wood stove in the living room and oil central heating with radiator

- The sanitation is in working order but not is more compliant with the latest rules and a buyer should budget to install a new system.
- Wine cellar
- Annual property tax 1147 euros
- Good internet and cable internet soon
- Solar panels

## **The Area and Access**

- Gers Department (32), International Airport 50 min.
- Shops and services 3 and 9 minutes away.
- Rural environment, surrounded by agricultural land.
- Located on a dead end road serving only one other house.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€450,000

## Key Information

Internal Area:	195 sqm
Land Area:	4460 sqm

### Property Features:

- One level authentic lime stone farmhouse
- Privately set with parkland garden
- Swimming pool and hangar
- Peaceful and calm

Has a Wine Cellar Yes

Has a Garden Yes

Swimming Pool? Yes

## Location: Occitanie





# Gallery















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**C. BAUER – Sunday Times**

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