

[Click to view MFH-ADF1626173](#)

## House for sale in Gers

Masseube , Gers , Occitanie



**€315,000**

inc. of agency fees

2 Beds      145 sqm      0.66 ha

Located between Castelnaud-Magnoac and Masseube, this lovely detached house from 2008 has a living space of 145 m<sup>2</sup>, faces due south...

### At a Glance

<b>Reference</b>	MFH-ADF1626173	<b>Near to</b>	Masseube	<b>Price</b>	€315,000
<b>Bed</b>	2	<b>Pool</b>	No	<b>Hab.Space</b>	145 sqm
<b>Land</b>	0.66 ha			<b>Land Tax</b>	N/A

### Property Description

Located between Castelnaud-Magnoac and Masseube, this lovely detached house from 2008 has a living space of 145 m<sup>2</sup>, faces due south and sits on the heights of a charming village. It is composed of a kitchen, a living room, 2 bedrooms, 2 shower-rooms, a pantry, a huge basement and several outbuildings on the surrounding garden of more than 6600 m<sup>2</sup>.

Sitting on a hill, the house overlooks the landscape and has panoramic views of the Pyrenees.

From the partially covered terrace there are several patio doors to enter the house. The big bright living room measures 66.5 m<sup>2</sup> and the fully-fitted kitchen (20 m<sup>2</sup>) communicates with the two living spaces.

The master bedroom (16 m<sup>2</sup>) has a shower-room. The second bedroom (10.8 m<sup>2</sup>) is opposite the second shower-room and separate toilet.

The utility room is reached from the pantry, which also has access to a two-car garage and a canning room.

The terrace faces the mountains and has a summer kitchen that can be protected by blinds.

The house has a basement covering the entire living space and has several possibilities for storage.

There is also a workshop and a wood shed.

The house is pleasant and needs no work. The finishing touches are lovely and the layout is clever.

The roof structure is traditional and the roof is tiled. Drainage connected to a septic tank and is up to code. Joinery is double-glazed. The walls and attic are insulated.

Electric hot-water heater. Heating provided by an aérothermal system, in addition to an insert and energy-efficient electric heaters.

Located 5 minutes from Castelnau-Magnoac; 10 min from Trie sur Baïse and Masseube; 25 min from Lannemezan and Mirande; 35 min from Auch; 1 hr 30 min from Toulouse and its airport and from ski slopes; 2 hr from Biarritz and the Atlantic Ocean.

## Summary

Property type:	House
Bedrooms:	2
Price	€315,000

## Key Information

Internal Area:	145 sqm
Land Area:	0.66 ha

## Location: Occitanie



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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**

great service  
fast transfers

send money abroad 24/7

excellent rates