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## Countryside house for sale in Gers

Duffort , Gers , Occitanie



# €155,000

inc. of agency fees

3 Beds      88 sqm      0.17 ha

Located between Marciac and Mirande is this home to modernise offering 88m<sup>2</sup> of space with three bedrooms and 1700m<sup>2</sup> of land. A quiet,...

### At a Glance

Reference MFH-ADF1626211

Near to Duffort

Price €155,000

Bed 3

Pool No

Hab.Space 88 sqm

Land 0.17 ha

Land Tax N/A

### Property Description

Located between Marciac and Mirande is this home to modernise offering 88m<sup>2</sup> of space with three bedrooms and 1700m<sup>2</sup> of land. A quiet, isolated property with a view of the Pyrenees.

You enter the house directly into the 14m<sup>2</sup> kitchen which opens to the 25m<sup>2</sup> living space which enjoys lots of natural light and has a fireplace where you can add a wood burner.

There are three bedrooms (two of 11m<sup>2</sup> and 14m<sup>2</sup>) one of which has a view of the surrounding hills of the Gers countryside.

A larder and a moveable shelter are also at your disposition.

The windows are wooden framed and have an added pane of glass.

There is a 200 litre hot water storage tank. The property is served by an individual sewage system, septic tank. The attic is not insulated but there is a water barrier layer under the roof.

The land is fenced.

You will be 12 mins from Marciac, 16 mins from Mirande, 45 mins from Auch, 1h50 from Toulouse and 2h from the Atlantic Ocean.

## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€155,000

## Key Information

Internal Area:	88 sqm
Land Area:	0.17 ha

## Location: Occitanie



## Gallery



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