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## Countryside House for sale in Gers

Marciac , Gers , Occitanie



# €265,000

inc. of agency fees

3 Beds      160 sqm      0.44 ha

Located 5 minutes from Marciac and all its conveniences, this house has been partly renovated. Measuring 120 m<sup>2</sup>, it sits on more than...

### At a Glance

<b>Reference</b>	MFH-ADF1626282	<b>Near to</b>	Marciac	<b>Price</b>	€265,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	160 sqm
<b>Land</b>	0.44 ha			<b>Land Tax</b>	N/A

### Property Description

Located 5 minutes from Marciac and all its conveniences, this house has been partly renovated. Measuring 120 m<sup>2</sup>, it sits on more than 7000 m<sup>2</sup> of land and will capture all your attention. Situated in the countryside and not overlooked, this property has huge potential and should be visited right away. All the potential is there for creating a bed-and-breakfast or a gite.

The entrance hall gives onto the living areas and has a charming staircase to the floor above.

The ground floor is composed of a 28 m<sup>2</sup> living room with an open fireplace and a 19 m<sup>2</sup> kitchen. The kitchen has a patio door giving onto the garden. The first bedroom measures 22 m<sup>2</sup> and there is also a separate toilet and a 7 m<sup>2</sup> bathroom, all having been entirely renovated combining modern with the authenticity of the old.

There is a 7 m<sup>2</sup> room with water connections for a second bathroom and a toilet, as well as a big 50 m<sup>2</sup> room with exposed stones and beams to convert to your desire and projects.

Upstairs, the landing leads to a small 5 m<sup>2</sup> room and a hallway leading to two bedrooms (13 m<sup>2</sup> & 18 m<sup>2</sup>), each with a shower-room (5 m<sup>2</sup> & 6 m<sup>2</sup>). All entirely renovated.

The first barn, adjoining the house, is used as a garage. The second is a former tobacco drying shed.

The big garden is planted with trees. Its size will allow you to lay it out as you'd like: southern-facing terrace on the kitchen side, pool, vegetable garden, orchard, etc.

The part to still renovated could be converted into a self-contained apartment for your friends and family or let out as a gite for an additional income.

All the openings (except for the front door) are PVC and double-glazed. The shutters are wooden.

The roof was overhauled in 2020 with flat tiles. The first barn and the part to renovate are covered with metal cladding.

Heating: heat pump, thermodynamic hot-water heater. Cellulose wadding for insulation.

Solar panels for consumption of your own electricity.

Drainage connected to a septic tank.

Businesses, conveniences, primary and secondary schools are 5 minutes by car.

With this property situated in a lush setting, you'll be less than an hour from Auch, Tarbes and its airport; 1 hr 30 min from ski slopes, Spain and the Atlantic Ocean.

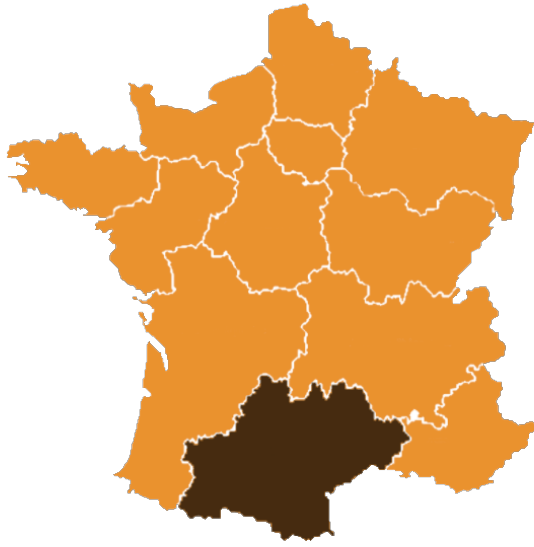
## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€265,000

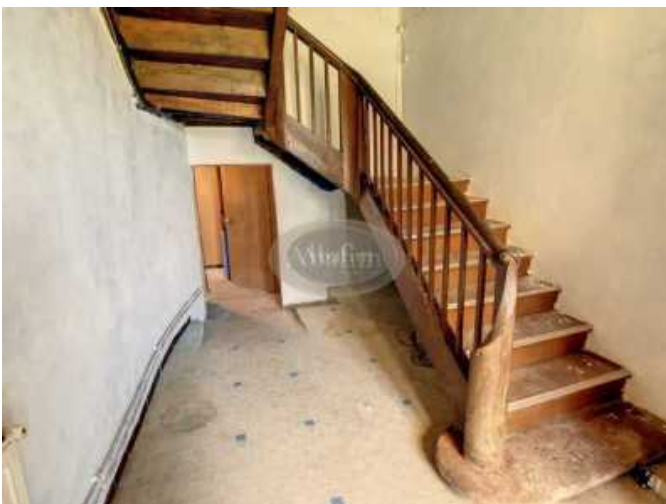
## Key Information

Internal Area:	160 sqm
Land Area:	0.44 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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