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## Countryside House for sale in Gers

Eauze , Gers , Occitanie



# €195,000

inc. of agency fees

3 Beds      130 sqm      1.3 ha

Located in the charming French department of the Gers, less than 10 mins from Nogaro, is this splendid home offering 120m<sup>2</sup> of living...

### At a Glance

<b>Reference</b>	MFH-ADF1626266	<b>Near to</b>	Eauze	<b>Price</b>	€195,000
<b>Bed</b>	3	<b>Pool</b>	No	<b>Hab.Space</b>	130 sqm
<b>Land</b>	1.3 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the charming French department of the Gers, less than 10 mins from Nogaro, is this splendid home offering 120m<sup>2</sup> of living space (3 bedrooms including a ground floor master suite) and over a hectare of grounds.

This south-east facing home is in an idyllic setting and perfect if you're seeking the tranquillity of rural life. The property occupies a generous plot of land of over a hectare and has 120m<sup>2</sup> of living space.

You enter the house into a 20m<sup>2</sup> cosy living room complete with wood burner and is the veritable heart of this home which serves harmoniously the other living spaces of the house. Three doors lead to three distinct universes designed for the comfort and well being of its occupants.

To the left, the first door leads up to a corridor cleverly serving two bedrooms with sloping ceilings (10m<sup>2</sup> & 12m<sup>2</sup>). Next, there is a 7m<sup>2</sup> office, ideal for working from home or for a library. Under the sloping ceiling of the corridor, several storage spaces have been cunningly created.

Back to the living room and the second door to the left leads to another clever space with an 8m<sup>2</sup> washroom, toilet and a 9m<sup>2</sup> bedroom.

The third floor from the living room serves the stretched 10m<sup>2</sup> kitchen, followed by a 7m<sup>2</sup> larder and a 12m<sup>2</sup> laundry perfect for simplifying daily chores.

A 40m<sup>2</sup> conservatory enjoys abundant natural light and is accessed from the kitchen. A veritable extra living space, it's perfect for relaxing with friends and family, taking meals and enjoying the splendid view of the land which surrounds the house.

Outside, there is a 100m<sup>2</sup> outbuilding offering potential to create a gite, artist's workshop, storage etc...

The property is adorned with oak trees and several varieties of fruit trees.

The roof is covered in tile. Heating and hot water are assured by gas supplied by a storage tank. There is polyurethane insulation under the roof and glass wool insulation in the conservatory. Windows have one pane of glass. The property is served by a septic tank system.

You will be 30 mins from motorway access, 1h15 from Pau, 1h40 from the ocean and from skiing.

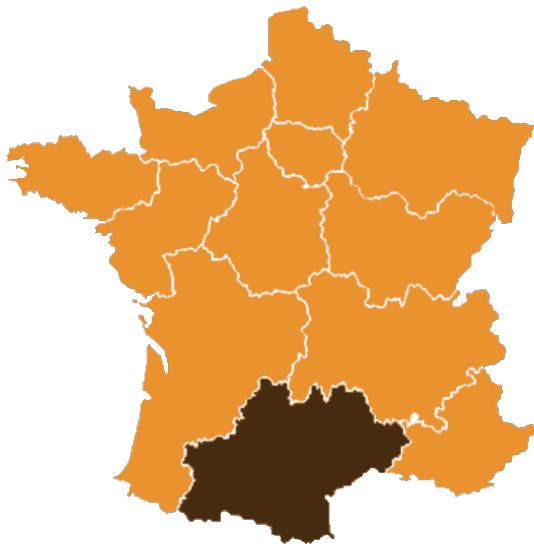
## Summary

Property type:	Countryside house
Bedrooms:	3
Price	€195,000

## Key Information

Internal Area:	130 sqm
Land Area:	1.3 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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