

[Click to view MFH-ADF1626286](#)

Countryside house for sale in Gers

Marciac , Gers , Occitanie



€295,000

inc. of agency fees

4 Beds 210 sqm 0.99 ha

Located in a quiet spot less than 10 mins from Marciac is this 210m² home for sale. Typical in style of the Gascogne region, it offers...

At a Glance

Reference MFH-ADF1626286

Near to Marciac

Price €295,000

Bed 4

Pool No

Hab.Space 210 sqm

Land 0.99 ha

Land Tax N/A

Property Description

Located in a quiet spot less than 10 mins from Marciac is this 210m² home for sale. Typical in style of the Gascogne region, it offers two dwellings and over 9000m² of land including a well.

You are warmly welcomed to the property by the lovely wisteria which graciously envelopes the barn creating a shaded corner, perfect for enjoying meals outside.

This pretty home may not be just limited to a family dwelling. Its proximity to Marciac means it is perfect for using as a gîte or chambre d'hôtes. The 9000m² of grounds constitutes a blank canvas for your projects, in harmony with the natural surroundings.

The house has 210m² of space and its elegant structure is divided into two dwellings, each accessed by a door in the facade.

The door to the left of the facade opens to a corridor where, to your left is the 17m² kitchen which enjoys natural light thanks to the patio door offering a unique view of the picturesque garden.

Next to it is a 9m² laundry, practical and functional. To the right of the corridor is a 23m² cosy living room where the fireplace will warm your winter's evenings. At the end of the corridor, to the left, is a 9m² bathroom and a toilet where the hot water tank is located. At the end of the corridor is a staircase leading to three comfortable bedrooms (10m², 13m² & 23m²) and a toilet.

The second door in the facade, wooden, opens to a small entrance hall where the old staircase reminds you of the houses' age. It leads up to a 26m² bedroom and a door leading to the loft with extra space for you to use. Back down to the entrance and to the right is the 25m² dining room and a 9m² kitchen. A corridor from the kitchen leads to a bathroom, a toilet and a room with another hot water tank assuring necessary daily comfort.

The house is connected to fibre optic. The roof is covered in tile. Windows have one pane of glass. There are two hot water storage tanks. The property has an individual sewage system. There are two electric meters.

You will be close to Marciac for all commerce and services and its famous Jazz Festival. 45 mins from the A64 motorway and from Tarbes for airport and TGV. 1h30 from skiing and 2h from the ocean.

Summary

Property type: Countryside house
Bedrooms: 4
Price: €295,000

Key Information

Internal Area: 210 sqm
Land Area: 0.99 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