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## Bright farm property with outbuildings in SW France

Miradoux , Gers , Occitanie



# €535,000

inc. of agency fees

3 Beds   2 Baths   190 sqm   5163 sqm

Very pretty white stone property with a pigeonnier, barn, workshop and a pool located near an historic village with all amenities in Gers.

### At a Glance

<b>Reference</b>	MFH-RLP73244	<b>Near to</b>	Lectoure	<b>Price</b>	€535,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	190 sqm
<b>Land</b>	5163 sqm	<b>Pool</b>	Yes	<b>Land Tax</b>	€1900.00

### Property Description

This beautiful three-bedroom white stone property has a bright and spacious interior. It is located near a charming historic village in Gers and comes with all the necessary amenities. The house is designed for style, comfort, and ample living space. With a pigeonnier, barn, workshop, and attic, there is plenty of room for expansion.

Set on half a hectare without direct neighbours, you can enjoy the peace and privacy of the Gascon countryside. The property also features a new swimming pool, and all living spaces are well-organised and finished to a high standard.

## The Accommodation

### On One level ( 190 sq.m )

- Kitchen (31,6 sq.m) – fitted and equipped- chimney
- features
- Bedroom (22 sq.m) – wood burner
- Bathroom (6 sq.m) - Shower, WC, wash basin
- Pantry and laundry room - (18 sq.m)
- Hallway (18 sq.m)
- Living (26,9 sq.m) – wood burner
- Office (6,5 sq.m) – access of the living
- Master Bedroom (29,6 sq.m) ensuite bathroom, built-in
- wardrobes – chimney features
- Bathroom (5,2 sq.m) - Shower, WC, wash basin
- Bedroom (15,7 sq.m)
- Sunroom (7,5 sq.m)

## Additional Information

- Double glazed with insulated roof
- Very well maintained
- Heating: Wood burner in living and bedroom
- Electric radiators in the bathroomsSwimming pool (5 x 10m) – completely new (under construction)
- Annex workshop- 62 sq.m
- Pigeonier – in very good condition
- Terrace alongside of the house
- Barn space – 84 sq.m
- Attic space
- Unfinished room – 44 sq.m - can also be a garage – double doors - earth floor

## The Area and Access

- Located on the border of the Gers (32) and Tarn et Garonne (82)
- Part of a historic small village on a pilgrims' route.
- International Airport at 65 minutes.

- Shops and services at 2 minutes.

*This ready-to-move-in property is easy to maintain and offers single-level convenience.*

*[Contact us](#) for further details or to arrange an early viewing.*

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Drainage: Septic tank  
needs updating  
Land Tax: €1900.00

## Summary

Property type: Countryside house  
Bedrooms: 3  
Bathrooms: 2  
Price: €535,000

## Key Information

Internal Area: 190 sqm  
Land Area: 5163 sqm

### Property Features:

- Modern farmhouse style
- Brand new swimming pool
- Pigeonier and barn outbuildings
- One level property
- On the “Compostella” pilgrims route

Has a Garden: Yes

Has a Terrace?: Yes

Swimming Pool?: Yes

## Location: Occitanie





# Gallery











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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.

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