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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

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



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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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