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## Little House on the Prairie

Estang , Gers , Occitanie



**€275,000**

inc. of agency fees

3 Beds   1 Baths   92 sqm   19.12 ha

Rare on the market, a few kilometres from Cazaubon and Nogaro, this lovely house comes with 19 hectares of fields,...

### At a Glance

<b>Reference</b>	MFH-BG33296	<b>Near to</b>	Estang	<b>Price</b>	€275,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	92 sqm
<b>Land</b>	19.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Rare on the market, a few kilometres from Cazaubon and Nogaro, this lovely house comes with 19 hectares of fields, meadows, and woods

13 hectares are currently cultivated, but the farmer can vacate the land once the harvest is complete. The woods cover 3 hectares, and there are 3 hectares of garden and meadow surrounding the house.

The house itself, which spans 92 m<sup>2</sup> and could benefit from some updating, comprises a 38 m<sup>2</sup> living room with a beautiful fireplace opening onto the south terrace, a kitchen opening onto the west terrace with its own fireplace, 3 bedrooms, an office, a shower room, and a utility room. The outbuildings attached to the house, which could increase its living space, include a former stable, a wine storehouse, and the boiler room, totalling over 100 m<sup>2</sup> on the ground.

Additionally, there is a 15 m<sup>2</sup> garage, an 80 m<sup>2</sup> shed, and former livestock and poultry shelters located further in the fields.

This property is a great opportunity for a family, tourism, or agricultural project.

Fees to be paid by the seller. Energy class F, Climate class F Property with excessive energy consumption. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1900.00 and 2630.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	1
Price	€275,000

## Key Information

Internal Area:	92 sqm
Land Area:	19.12 ha

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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