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House for sale in Gers

Riscle , Gers , Occitanie



€177,500

inc. of agency fees

2 Beds 90 sqm 0.12 ha

Located in the Gers region close to the town of Riscle is this charming bungalow for sale with 90m² of living space including two...

At a Glance

Reference MFH-ADF1626319

Near to Riscle

Price €177,500

Bed 2

Pool No

Hab.Space 90 sqm

Land 0.12 ha

Land Tax N/A

Property Description

Located in the Gers region close to the town of Riscle is this charming bungalow for sale with 90m² of living space including two bedrooms as well as 1000m² of land.

On entering the house you will discover, to the left, a 20m² living room with fireplace and possibility to add a wood burner.

A door leads to the 13m² kitchen which opens to the pleasant outside terrace, perfect for taking meals outside. Next to the kitchen is a larder offering practical storage space.

A corridor equipped with cupboards leads to two bedrooms (9m² each with built-in storage), an 8m² bathroom and a separate toilet.

At the end of the corridor a door opens to the 29m² garage where there is a room which could serve as office space with a staircase leading to a loft.

Outside, there is a space with trees and an open view, ideal for relaxing in the fresh air.

The roof is covered in tile with glass wool insulation. The house is constructed from brick. Windows have an added pane of glass. There is a 200 litre hot water storage tank. Heating is provided by electric powered radiators, newly installed in the kitchen and living room.

There is an individual sewage system (septic tank). The house has an air extraction system. There are roller shutters in the bedrooms, bathroom and kitchen. The house is connected to fibre optic cable.

You will be 25 mins from the A65 motorway (Pau-Bordeaux), 50 mins from Tarbes-Lourdes airport.

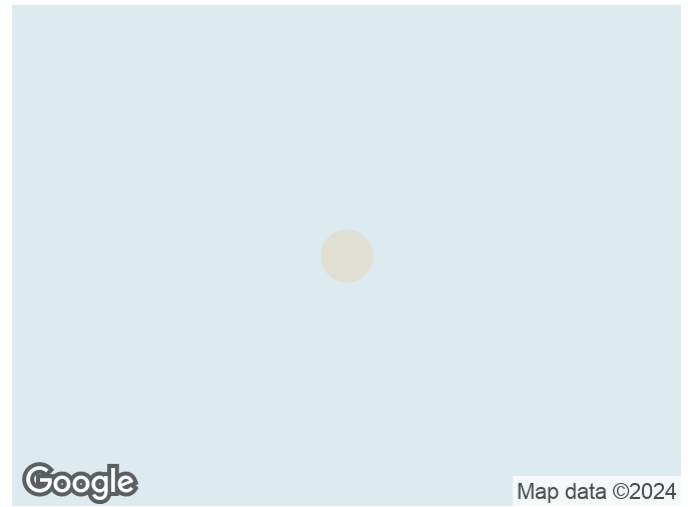
Summary

Property type:	House
Bedrooms:	2
Price	€177,500

Key Information

Internal Area:	90 sqm
Land Area:	0.12 ha

Location: Occitanie



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