

[Click to view MFH-ADF1626319](#)

## House for sale in Gers

Riscle , Gers , Occitanie



# €166,500

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 90m<sup>2</sup> of living space including two...

### At a Glance

**Reference** MFH-ADF1626319

**Bed** 2

**Land** 0.12 ha

**Near to** Riscle

**Pool** No

**Price** €166,500

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Located in the Gers region close to the town of Riscle is this charming bungalow for sale with 90m<sup>2</sup> of living space including two bedrooms as well as 1000m<sup>2</sup> of land.

On entering the house you will discover, to the left, a 20m<sup>2</sup> living room with fireplace and possibility to add a wood burner.

A door leads to the 13m<sup>2</sup> 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 (9m<sup>2</sup> each with built-in storage), an 8m<sup>2</sup> bathroom and a separate toilet.

At the end of the corridor a door opens to the 29m<sup>2</sup> 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	€166,500

## Key Information

Internal Area:	90 sqm
Land Area:	0.12 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