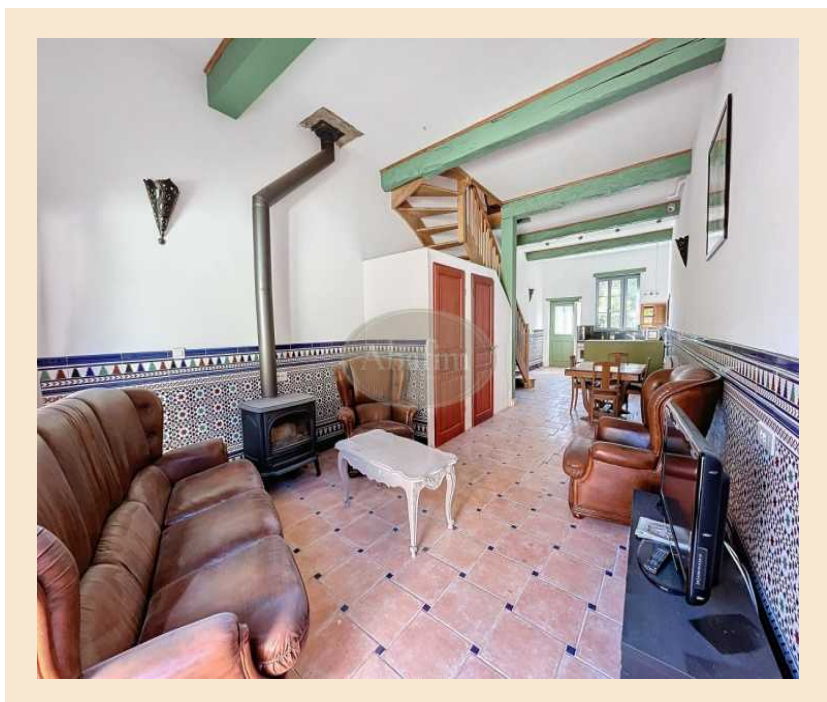


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House for sale in Gers

Marciac , Gers , Occitanie



€155,000

inc. of agency fees

2 Beds 74 sqm 0.01 ha

Situated in the lovely town of Marciac in the Gers department, a few steps from the town centre, is this 74m² home offering a spacious...

At a Glance

Reference MFH-ADF1626372

Bed 2

Land 0.01 ha

Near to Marciac

Pool No

Price €155,000

Hab.Space 74 sqm

Land Tax N/A

Property Description

Situated in the lovely town of Marciac in the Gers department, a few steps from the town centre, is this 74m² home offering a spacious living area, two bedrooms, a washroom and a pleasant terrace.

Welcome to this charming home located in the centre of the lovely town of Marciac, renowned for its impressive and well attended annual jazz festival.

You enter the house into the 43m² elegant living room where the high ceilings give the sensation of space and natural light.

In this central space, the kitchen, dining and living areas fuse together harmoniously creating a cosy and convivial living space, augmented by the wood burner which diffuses a steady heat on cooler days.

A toilet and a storage space nestle under the main staircase and make the most of available space.

Upstairs there are two bedrooms of 9m² each as well as a modern washroom. A second staircase leads to the loft where you can create another bedroom or other.

Outside, you will spend sunny days on the 50m² tiled terrace where there is also a storage shed.

This pleasant home is perfect for a first purchase, for rental purposes or as a second home, with no garden to maintain.

Windows are double glazed. Heating is supplied by electric heaters. There is an electric powered hot water storage tank. The roof is covered in tile.

You will be in the centre of Marciac, 45 mins from the A64 motorway, 1h30 from skiing and 2h from the coast.

Summary

Property type:	House
Bedrooms:	2
Price	€155,000

Key Information

Internal Area:	74 sqm
Land Area:	0.01 ha

Location: Occitanie



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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.

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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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