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## Farmhouse for sale in Gers

Seissan , Gers , Occitanie



# €435,000

inc. of agency fees

5 Beds      300 sqm      1.3 ha

Located less than 10 mins from Masseube in a quiet environment with views of the Pyrenees is this charming Gascogne stone farmhouse...

### At a Glance

|                  |                |                |         |                  |          |
|------------------|----------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-ADF1626414 | <b>Near to</b> | Seissan | <b>Price</b>     | €435,000 |
| <b>Bed</b>       | 5              | <b>Pool</b>    | No      | <b>Hab.Space</b> | 300 sqm  |
| <b>Land</b>      | 1.3 ha         |                |         | <b>Land Tax</b>  | N/A      |

### Property Description

Located less than 10 mins from Masseube in a quiet environment with views of the Pyrenees is this charming Gascogne stone farmhouse offering 300m<sup>2</sup> of living space as well as several outbuildings on more than one hectare of land. The main house has a spacious living room of 40m<sup>2</sup> with also five bedrooms with four washrooms whilst the property has solar panels and three ponds. Perfect for your new life in the south-west of France.

If you're looking for a pleasant spot for your new home then this property is for you! South-facing and opposite the Pyrenean mountain range, it will fill your checklist.

As in most traditional Gascogne farmhouses, a 21m<sup>2</sup> entrance serves, to the right, a 21m<sup>2</sup> sitting room with wood burner and attached 11m<sup>2</sup> study allows possibility to create one 32m<sup>2</sup> space. To the left of the entrance is the 40m<sup>2</sup> kitchen and dining room which gives into a pretty south-facing terrace.

Also on the ground floor is a 45m<sup>2</sup> living room with wood burner and also a mezzanine, ideal for gatherings, as well as a 20m<sup>2</sup> bedroom with private washroom.

The upstairs is divided into two large bedrooms of 22m<sup>2</sup> & 30m<sup>2</sup>, each with washroom, as well as a 12m<sup>2</sup> bedroom, a 6m<sup>2</sup> space which may serve as children's bedroom or office space and another 9m<sup>2</sup> room without forgetting 50m<sup>2</sup> of loft space which could easily be transformed into extra living or sleeping space.

Outside, you will have:

- two car shelters of 25m<sup>2</sup> each
- a firewood storage barn of 45m<sup>2</sup>
- a two-level, 150m<sup>2</sup> barn
- a 90m<sup>2</sup>, two-level outbuilding with DIY space and heating boiler
- a covered, 60m<sup>2</sup> courtyard with roof newly laid in 2015

The leafy and flower filled land enjoys three ponds. 9kw solar panels provide an annual revenue of 2000 euros (contract until 2038) as well as your free electricity. Under floor heating is assured by a heat pump system. The property is served by a septic tank system up to current regulations at the time of publication.

You will be 10 mins from Masseube, 35 mins from Auch, 1h25 from Toulouse and airport & 2h30 from the Atlantic Coast.

## Summary

|                |           |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms:      | 5         |
| Price          | €435,000  |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 300 sqm |
| Land Area:     | 1.3 ha  |

## Location: Occitanie



## Gallery



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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**

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