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Farmhouse for sale in Gers

Seissan, Gers, Occitanie



€435,000

1.3 ha

inc. of agency fees

5 Beds **300** sqm

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

Reference MFH-ADF1626414 **Near to** Seissan **Price** €435,000

Bed 5 Pool No Hab.Space 300 sqm

Land 1.3 ha Land Tax 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 300m² of living space as well as several outbuildings on more than one hectare of land. The main house has a spacious living room of 40m² 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 21m² entrance serves, to the right, a 21m² sitting room with wood burner and attached 11m² study allows possibility to create one 32m² space. To the left of the entrance is the 40m² kitchen and dining room which gives into a pretty south-facing terrace.

Also on the ground floor is a 45m² living room with wood burner and also a mezzanine, ideal for gatherings, as well as a 20m² bedroom with private washroom.

The upstairs is divided into two large bedrooms of 22m² & 30m², each with washroom, as well as a 12m² bedroom, a 6m² space which may serve as children's bedroom or office space and another 9m² room without forgetting 50m² of loft space which could easily be transformed into extra living or sleeping space.

Outside, you will have:

- two car shelters of 25m² each
- a firewood storage barn of 45m²
- a two-level, 150m² barn
- a 90m², two-level outbuilding with DIY space and heating boiler
- a covered, 60m² 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

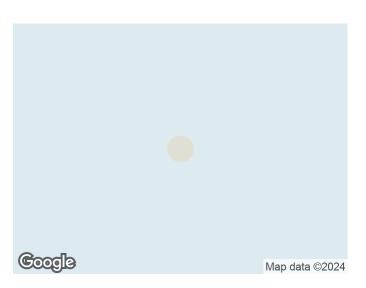
Price €435,000

Key Information

Internal Area: 300 sqm Land Area: 1.3 ha

Location: Occitanie





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S. and L. BROWN



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