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## Countryside House for sale in Gers

Masseube , Gers , Occitanie



# €379,000

inc. of agency fees

5 Beds      207 sqm      0.4 ha

Located in Masseube, this 210 m<sup>2</sup> house has been meticulously renovated and is composed of a kitchen, a dining room, a living room,...

### At a Glance

<b>Reference</b>	MFH-ADF1626426	<b>Near to</b>	Masseube	<b>Price</b>	€379,000
<b>Bed</b>	5	<b>Pool</b>	Yes	<b>Hab.Space</b>	207 sqm
<b>Land</b>	0.4 ha			<b>Land Tax</b>	N/A

### Property Description

Located in Masseube, this 210 m<sup>2</sup> house has been meticulously renovated and is composed of a kitchen, a dining room, a living room, 5 bedrooms, a bathroom, 2 shower-rooms, 2 toilets and a big basement. You'll also enjoy the lovely tree-filled garden (4000 m<sup>2</sup>; entirely fenced-in) and the swimming pool. Near schools and conveniences.

Wisely situated, in the immediate vicinity of schools and conveniences, this atypical property will surprise

you from the moment you see it.

After going through the front gate, you discover the property. The 4000 m<sup>2</sup> garden is tree-filled and entirely fenced-in, allowing you to fully enjoy the quiet setting. The terrace, balcony and sunroom face south, allowing you to relax without being overlooked.

The garden level has a garage, a cellar, an orange orchard and storage space spread over 130 m<sup>2</sup>, which permits optimal storage. This space also has a lift that goes directly to the first floor.

On the first floor, reached by two staircase outside in addition to the lift, you'll understand the extent of the quality renovation that this property has undergone.

In the entrance hall, you'll be in awe. The brightness, the volume, the woodwork and glass will undeniably catch your eye.

The entrance hall (12 m<sup>2</sup>) has a closet. To the right is an open-plan kitchen and dining room (50 m<sup>2</sup>), which is next to the cosy living room (27 m<sup>2</sup>). This wonderful set of rooms is the true heart of this welcoming house.

The presence of the fireplace that combines woodwork and small bricks, as well as the sunroom that faces south, only reinforces the feeling of well-being.

This level also has a study (13 m<sup>2</sup>), a pantry (4 m<sup>2</sup>) and a toilet.

An imposing staircase leads to the second floor and its mezzanine.

This floor has five bedrooms (12 m<sup>2</sup>; 2 x 13 m<sup>2</sup>; 14 m<sup>2</sup> & 17 m<sup>2</sup>). Two of them have shower-rooms (5 m<sup>2</sup>). There is also a bathroom (5 m<sup>2</sup>) and a toilet.

A southern-facing balcony connects two of the bedrooms.

A hidden door opens onto a secret room (10 m<sup>2</sup>) that can be converted to your liking. A sort of garret with a rather unusual story, it could become a playroom, a fitness room or simply a bedroom.

Joinery is PVC and double-glazed.

Heating is provided by an air/water heat pump + radiators, in addition to an insert.

Connected to mains drainage and up to code.

Gas is used in the kitchen part.

The lift serves the garden level and the first floor.

This atypical property, in the heart of a known fortified town in the Gers that has all conveniences, is well suited for a family looking for a quality pied-à-terre, but also suited for the recently retired eager for tranquility and well-being.

This magnificent house, near all convenieces on foot (baker's, supermarket, schools, surgeries, dentist's, nurse's, physio...) is located 30 minutes from Auch; 1 hr from Blagnac and its international airport; 1 hr 20 min from Toulouse; 1 hr 15 min from the closest ski slopes; 2 hr 30 min from the Atlantic Ocean.

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€379,000

## Key Information

Internal Area:	207 sqm
Land Area:	0.4 ha
Swimming Pool?	Yes

## Location: Occitanie



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