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## Countryside house for sale in Gers

Marciac , Gers , Occitanie



# €406,000

inc. of agency fees

4 Beds      257 sqm      3.9 ha

5 minutes from Marciac, 2 houses with outbuildings on 3,9ha with a well. The first house is accessed via the terrace. The front door...

### At a Glance

<b>Reference</b>	MFH-ADF1626477	<b>Near to</b>	Marciac	<b>Price</b>	€406,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	257 sqm
<b>Land</b>	3.9 ha			<b>Land Tax</b>	N/A

### Property Description

5 minutes from Marciac, 2 houses with outbuildings on 3,9ha with a well.

The first house is accessed via the terrace. The front door opens into a corridor leading to a fitted kitchen opening into a spacious living room of 50m<sup>2</sup>. Continuing on, a hallway leads to a 10m<sup>2</sup> storeroom, a 16m<sup>2</sup> utility room with boiler room (garden access), a wc with washbasin, a 6m<sup>2</sup> double washbasin shower room, an 11m<sup>2</sup> study and a 16m<sup>2</sup> south-facing bedroom.

From the living room, a staircase leads to the first floor, landing of 11m<sup>2</sup>, with 2 south-facing bedrooms of 12.36m<sup>2</sup> and 12.45m<sup>2</sup> with balcony, a shower room, WC and an attic.

The second adjoining house is a stone farmhouse with a beautiful oak roof frame. You enter into a 12m<sup>2</sup> hall, to your right a 47m<sup>2</sup> dining room with sitting room featuring a stone fireplace and a south-facing 11m<sup>2</sup> bedroom. From the dining room you have the north-facing kitchen of 10m<sup>2</sup> (a storeroom), a corridor leads to a wc, a shower room with shower of 3.50m<sup>2</sup> and a utility room of 3.85m<sup>2</sup>. The two houses are connected by a door in the study.

From the hall, a beautiful wooden staircase leads to the attic, which offers 100m<sup>2</sup> of living space.

A 60m<sup>2</sup> outbuilding with a cold room and an upper floor is located next to the houses, as are two separate barns, ideal for creating holiday homes, a craftsman's business or an equestrian centre...

Photovoltaic panels provide an annual return of Euros2,500.

The roof is recently tiled, and the construction is traditional. The first house is heated by air-to-water heat pumps and a reversible air-to-air air conditioning system, while the second is heated by a boiler and the hot water is produced by an electric hot water tank, a fireplace. The thermal insulation is glass wool and the joinery is PVC double-glazed. Two septic tanks.

It is close to all shops and amenities. It faces south on 3,9ha of land with a well.

It is situated 5 minutes from Marciac, the college and schools, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 15 minutes from a golf course, 55 minutes from Pau, the golf course and the airport, 1h30 from Toulouse airport, Spain and the ski slopes, 1h30 from the ocean, 3 h 30 from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€406,000

## Key Information

Internal Area:	257 sqm
Land Area:	3.9 ha

## Location: Occitanie



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**C. BAUER – Sunday Times**

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