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Farmhouse for sale in Gers

Masseube , Gers , Occitanie



€345,000

inc. of agency fees

6 Beds 350 sqm 9 ha

Located between Castelnaud-Magnoac and Masseube, this large property has a living space of 350 m² and is composed of a farmhouse, a...

At a Glance

Reference	MFH-ADF1626445	Near to	Masseube	Price	€345,000
Bed	6	Pool	No	Hab.Space	350 sqm
Land	9 ha			Land Tax	N/A

Property Description

Located between Castelnaud-Magnoac and Masseube, this large property has a living space of 350 m² and is composed of a farmhouse, a gite and outbuildings on 3 hectares of adjoining meadows and 6 hectares of a non-adjoining wood.

The property has two entrances, one very spectacular in the middle of a drive lined with pine trees. This property can be adapted to different projects: gites and B&B, raising animals, lodging horses, market

gardening or simply as a large family house.

In addition to the outbuildings, the property has three parts.

The first and biggest measures 200 m² - the main house which is composed of a small sitting room, a study or bedroom to the right of the entrance hall and a big living room with an insert in the fireplace to the left of the entrance hall. The kitchen (18 m²) is behind this living area (38 m²). The ground floor also has a toilet and bathroom.

Upstairs, there are 4 big rooms of about 20 m² each: two bedrooms, a future bathroom and an old bathroom, both currently non-equipped.

The second part (90 m²) communicates with the first. It is composed of a big living room (30 m²) and a shower-room on the ground floor, with a large space used as bedrooms upstairs.

Finally, the last part (90 m²) is detached and currently let out. The ground floor has a living room, a kitchen, a shower-room, a separate toilet, and a bedroom. There are 2 bedrooms upstairs.

There are many outbuildings, with a total floor surface of about 600 m²: a big non-adjoining agricultural hangar (200 m²) and a very nice cowshed with a floor surface of 150 m², in addition to 200 m² on the level above that is connected to the house via the boiler room.

The house truly has huge potential, but needs some work and lots of finishing touches. Joinery is single-glazed. Heating provided by an oil-fired boiler. Drainage is new.

The 3 hectares of land are flat, with a well and a pond with magnificent waterlilies. The 9 hectares of wood are in the same village, 200 metres from the property.

Located 15 minutes from Castelnau-Magnaoc and Masseube; 45 min from Auch; 1 hr 30 min from Toulouse and its airport; 2 hr 30 min from the Mediterranean Sea and the Atlantic Ocean.

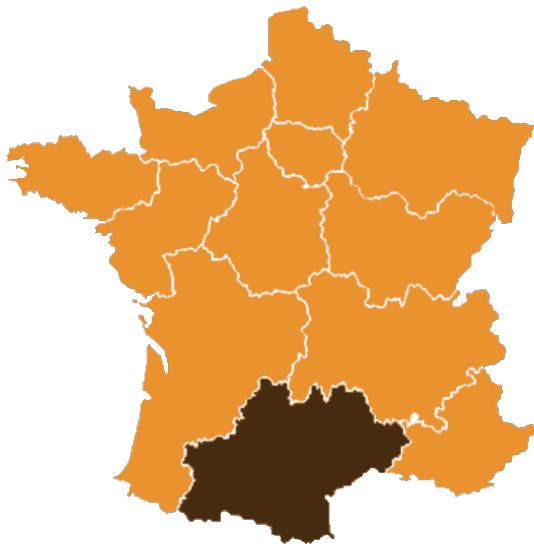
Summary

Property type:	Farmhouse
Bedrooms:	6
Price	€345,000

Key Information

Internal Area:	350 sqm
Land Area:	9 ha

Location: Occitanie



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