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## House for sale in Gers

Marciac , Gers , Occitanie



# €199,000

inc. of agency fees

3 Beds      122 sqm      0.01 ha

In Marciac, village house (122 m<sup>2</sup>) in the heart of the Bastide with courtyard, well and garage on 110 m<sup>2</sup> of land. The front door opens...

### At a Glance

Reference MFH-ADF1626484

Bed 3

Land 0.01 ha

Near to Marciac

Pool No

Price €199,000

Hab.Space 122 sqm

Land Tax N/A

### Property Description

In Marciac, village house (122 m<sup>2</sup>) in the heart of the Bastide with courtyard, well and garage on 110 m<sup>2</sup> of land.

The front door opens directly into a spacious kitchen open to the living room (40 m<sup>2</sup>) with a fireplace. There is also a utility room. A side door leads to the courtyard and the garage adjoining the house.

From the living room, you enter a hall with a handsome wooden staircase leading to the first floor. There is a bedroom with a fireplace (17 m<sup>2</sup>), a bedroom (9 m<sup>2</sup>), a shower room with a walk-in shower and a separate toilet. A passageway overlooking the courtyard leads to the master suite (19.85 m<sup>2</sup>) with walk-in shower and wc.

The roof is tiled, and the construction is traditional in stone and cob. Heating and hot water production are provided by a heat pump with a thermodynamic hot water tank and cast iron radiators. The thermal insulation and wooden joinery are over-glazed and double-glazed. The drainage system is connected to mains drainage.

It is close to all shops and amenities. It faces south on a 110m<sup>2</sup> plot with a well and a garage.

You'll be in Marciac, close to the college and schools, 15 minutes from a golf course, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau and the airport, 1h30 from Toulouse airport, Spain and the ski slopes, 1h40 from the ocean, 3 h 30 from the Mediterranean.

## Summary

Property type:	House
Bedrooms:	3
Price	€199,000

## Key Information

Internal Area:	122 sqm
Land Area:	0.01 ha

## Location: Occitanie



# Gallery



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