

House for sale in Gers

Marciac, Gers, Occitanie





At a Glance

Reference	MFH-ADF1626484	Near to	Marciac	Price	€199,000
Bed	3	Pool	No	Hab.Space	e 122 sqm
Land	0.01 ha			Land Tax	N/A

Property Description

In Marciac, village house (122 m²) in the heart of the Bastide with courtyard, well and garage on 110 m² of land.

The front door opens directly into a spacious kitchen open to the living room (40 m²) 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 m²), a bedroom (9 m²), a shower room with a walk-in shower and a separate toilet. A passageway overlooking the courtyard leads to the master suite (19.85 m²) 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 110m² 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: Bedrooms: Price House 3 €199,000

Key Information

Internal Area: Land Area: 122 sqm 0.01 ha

Location: Occitanie



Gallery













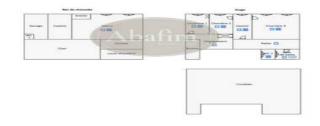












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