

[Click to view MFH-ADF1626484](#)

## 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







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates