

[Click to view MFH-ADF1626493](#)

House for sale in Gers

Plaisance , Gers , Occitanie



€249,000

inc. of agency fees

3 Beds 190 sqm 2.7 ha

Just 10 minutes from Marciac, this 190m² Gascon farmhouse offers 3 bedrooms, a spacious living room, a fitted kitchen, two bathrooms...

At a Glance

Reference	MFH-ADF1626493	Near to	Plaisance	Price	€249,000
Bed	3	Pool	No	Hab.Space	190 sqm
Land	2.7 ha			Land Tax	N/A

Property Description

Just 10 minutes from Marciac, this 190m² Gascon farmhouse offers 3 bedrooms, a spacious living room, a fitted kitchen, two bathrooms and two outbuildings on 2.7ha of wooded grounds with a spring.

You enter the house via its terrace, where the old entrance door with its stone frame opens into a hall (5m²), a wc, a shower room with a walk-in shower and wc, a fitted kitchen (22m²) where you will find an open fireplace with a wood-burning stove, and a study area (16m²). From the kitchen, a staircase leads to the

spacious living room (60m²) with a wood-burning stove (a French window gives access to the garden), then to a master suite with walk-in shower and wc (27m²), which also has a small terrace offering views over the countryside.

Two wooden staircases, one from the study, the other from the entrance hall, lead to two bedrooms (17m² and 9m²). There is also a landing (10m²) ideal for creating a relaxation area.

Next to the house is a wooden clad barn (85m²), and in the grounds there is a shelter (60m²) that could be used for equipment storage, a workshop or a horse stall.

The roof is tiled, the building is stone. Heating is provided by two fireplaces with inserts and a cast-iron stove, and hot water is produced by a hot water tank. There is glass wool insulation and double-glazed wooden joinery. The house is serviced by a fully-compliant septic tank.

It is close to shops and amenities. It is south-east facing, not overlooked, in a peaceful setting, with 27,000 m² of land, a wooded area and a spring.

You are 10 minutes from Marciac, Plaisance du Gers, the college and schools, 20 minutes from a golf course, 30 minutes from Aire sur Adour, 45 minutes from Tarbes, the TGV train station, the airport and the motorway, 1 hour from Pau, the golf course and the airport, 1 hour 40 minutes from Toulouse airport, Spain and the ski slopes, the ocean and 3 hours 30 minutes from the Mediterranean.

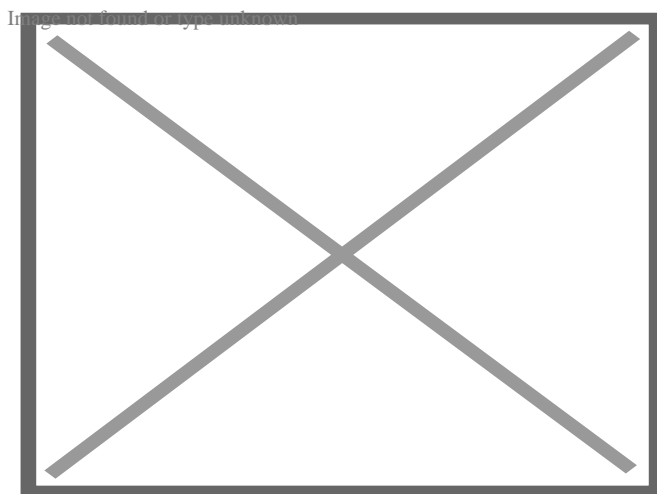
Summary

Property type: House
Bedrooms: 3
Price: €249,000

Key Information

Internal Area: 190 sqm
Land Area: 2.7 ha

Location: Occitanie



Gallery



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