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House for sale in Gers

Masseube , Gers , Occitanie



€244,000

inc. of agency fees

3 Beds 160 sqm 0.25 ha

Located between Boulogne-sur-Gesse and Masseube is this pretty home offering 160m² of living space with three bedrooms and 2500m²...

At a Glance

Reference MFH-ADF1626504

Bed 3

Land 0.25 ha

Near to Masseube

Pool No

Price €244,000

Hab.Space 160 sqm

Land Tax N/A

Property Description

Located between Boulogne-sur-Gesse and Masseube is this pretty home offering 160m² of living space with three bedrooms and 2500m² of land nestled in the countryside.

If you're looking for a home in a tranquil spot more than 200m from the nearest neighbour, bathed in natural light and with the charm of old as well as modern comforts, offering a ground floor bedroom and bathroom, a low maintenance home, ideal for a family, couples with grown-up children, or a holiday home, then this

charming house is for you!

Inside, a 12m² hallway which serves a 16m² bedroom, a 7m² bathroom with bath and shower, a toilet, a 19m² garage and 15m² laundry room.

The 16m² kitchen is south-facing with a wide patio door leading to the garden, and there is a large window to the west above the sink. The kitchen is large enough to have a 4-person table, even though there is a dining area in the 35m² living room which has an open fireplace.

Upstairs is the main 25m² bedroom, 12m² shower room and a second bedroom, 11m², currently used as an office.

Outside, the grounds have trees but sunlight is present all day long. As well as the garage there is a 30m² shelter and a well located next to the old wash house which is reserved for goldfish.

Most windows have one pane of glass. The central heating is supplied by the air-water heat pump system (2 years old). Hot water is provided by an electric-powered hot water storage tank. The property has an individual sewage system. The loft is insulated and the roof has a recent covering.

You will be 10 mins from Boulogne-sur-Gesse, 15 mins from Masseube, 45 mins from Auch, 1h15 from Toulouse and airport and from skiing, 2h30 from the Mediterranean and the Atlantic coast.

Summary

Property type:	House
Bedrooms:	3
Price	€244,000

Key Information

Internal Area:	160 sqm
Land Area:	0.25 ha

Location: Occitanie



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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.

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