

[Click to view MFH-ADF1626492](#)

Apartment for sale in Gers

Miélan , Gers , Occitanie



€177,000

inc. of agency fees

5 Beds 300 sqm 0.39 ha

Located between Castelnaud-Magnoac and Trie-sur-Baïse, a part of this lovely Gascon-style house to renovate has been transformed into...

At a Glance

Reference	MFH-ADF1626492	Near to	Miélan	Price	€177,000
Bed	5	Pool	No	Hab.Space	300 sqm
Land	0.39 ha			Land Tax	N/A

Property Description

Located between Castelnaud-Magnoac and Trie-sur-Baïse, a part of this lovely Gascon-style house to renovate has been transformed into a cosy apartment (70 m²). The property also includes a big workshop and a large garage, all on garden measuring more than 3500 m².

This atypical house, with big rooms and large spaces, will give free rein to your imagination.

The first part of the property is a lovely classic Gascon-style house. The ground floor is composed of an entrance hall, with a room on each side (former kitchen, former living room). Upstairs, there are two big bedrooms. A complete renovation is necessary.

The second part of the property is a 90 m² apartment that has already been partially renovated. It is composed of a living room with a wood-burning heater, an open-plan kitchen that is fully equipped (oven, microwave, dishwasher, fridge, induction hob and extractor hood), a bedroom, a shower-room with a walk-in shower, a separate toilet and a boxroom. An opening has been created in the boxroom and gives onto a second bedroom that is being built.

There is an electric hot-water heater (200L) and heating is provided by an air-air climate control system and the wood-burning heater.

Under the apartment, there is a 70 m² workshop with a patio door that opens onto the garden and a large 75 m² garage.

From the garage, several rooms have been sectioned off but need to be finished. They could become the link between the apartment and the house, or be a separate unit.

A heating system consisting of an air-air heat pump has been installed, but it has not been connected or used. This system will be used for the underfloor heating on the ground floor and the heaters upstairs.

The water-heater is thermodynamic.

The septic tank meets the standards in place in 2006. The garden measures more than 3900 m² and is fenced in.

Located 10 minutes from Trie-sur-Baise; 15 min from Castelnaud-Magnoac; 40 min from Auch; 1 hr 30 min from Toulouse; 2 hr 30 min from the Atlantic Ocean.

Summary

Property type:	Apartment
Bedrooms:	5
Price	€177,000

Key Information

Internal Area:	300 sqm
Land Area:	0.39 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