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House for sale in Gers

Duffort , Gers , Occitanie



€264,000

inc. of agency fees

4 Beds 155 sqm 0.15 ha

In Miélan, renovated villa on two levels with 4 bedrooms, two bathrooms, a fitted kitchen opening onto a living room, a conservatory,...

At a Glance

Reference	MFH-ADF1626541	Near to	Duffort	Price	€264,000
Bed	4	Pool	No	Hab.Space	155 sqm
Land	0.15 ha			Land Tax	N/A

Property Description

In Miélan, renovated villa on two levels with 4 bedrooms, two bathrooms, a fitted kitchen opening onto a living room, a conservatory, on the ground floor a covered terrace with a summer kitchen, a garage, on a 1500m² garden planted with trees.

Access to the first level is via an outside staircase, which leads to a living room opening onto a 47m² fitted kitchen (with access to the terrace and veranda), a 3m² storeroom and a toilet with wash-hand basin. A

corridor leads you to the first night area where you have an 11.60m² bedroom, a 5.30m² bathroom and a 9.90m² bedroom (excluding wardrobe).

A staircase leads from the living room to the ground floor. There is a 6.20m² utility room and a 29m² living room (a bay window opens into a covered terrace with summer kitchen and garden). There is also a 5.60m² shower room with Italian shower and wc, an 11.80m² bedroom and a 10m² bedroom.

The layout of this refurbished villa is ideal for a large family or a family with parents, and the house can easily be split into two flats.

The roof is tiled, and the construction is traditional. Heating and hot water are provided by a heat pump coupled with a thermodynamic water heater. The joinery is double-glazed in PVC, aluminium and wood. A vmc has been installed, and attic insulation is in glass wool. The drainage system is connected to the mains water supply.

It is close to all shops and amenities. It faces south/east and the 1500m² plot is planted with trees and fenced.

It is close to the college and schools, 15 minutes from a golf course, 15 minutes from Mirande, 20 minutes from Marciac (jazz), 35 minutes from Tarbes, the TGV train station, the airport and the motorway, 40 minutes from Auch, 1h40 from Toulouse airport, Spain and the ski slopes, 2h00 from the ocean, 3 h 30 from the Mediterranean.

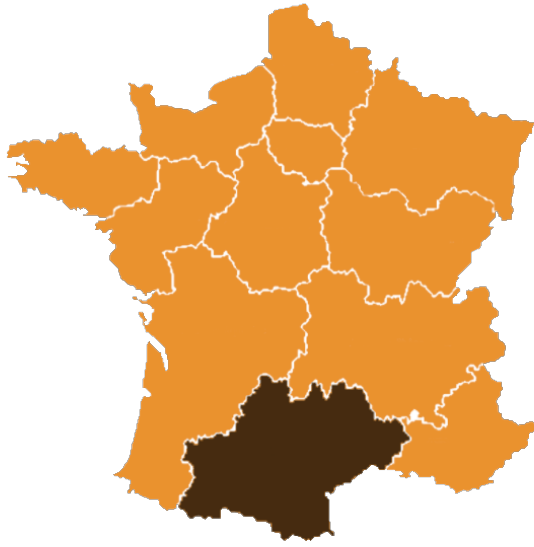
Summary

Property type:	House
Bedrooms:	4
Price	€264,000

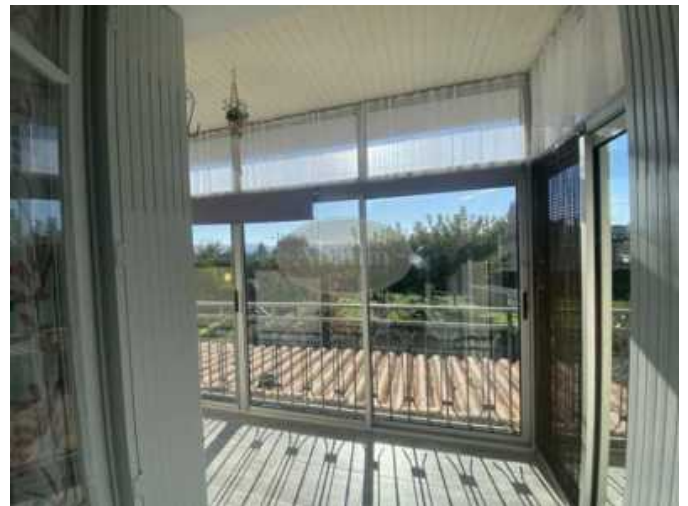
Key Information

Internal Area:	155 sqm
Land Area:	0.15 ha

Location: Occitanie



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