

[Click to view MFH-ADF1626541](#)

House for sale in Gers

Miélan , Gers , Occitanie



€274,000

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

Bed 4

Land 0.15 ha

Near to Miélan

Pool No

Price €274,000

Hab.Space 155 sqm

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	€274,000

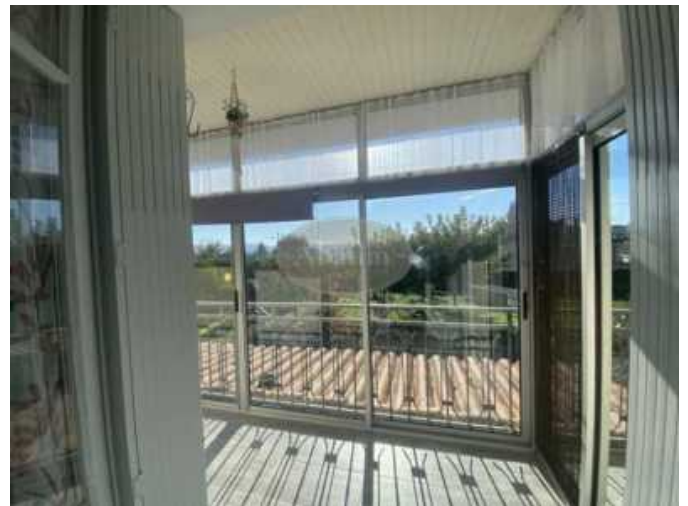
Key Information

Internal Area:	155 sqm
Land Area:	0.15 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