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## Countryside house for sale in Gers

Masseube , Gers , Occitanie



# €170,000

inc. of agency fees

4 Beds      150 sqm      1.4 ha

Situated between Masseube and Boulogne-sur-Gesse is this lovely farm for sale offering 170m<sup>2</sup> of living space as well as numerous outbuildings...

### At a Glance

<b>Reference</b>	MFH-ADF1626567	<b>Near to</b>	Masseube	<b>Price</b>	€170,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	150 sqm
<b>Land</b>	1.4 ha			<b>Land Tax</b>	N/A

### Property Description

Situated between Masseube and Boulogne-sur-Gesse is this lovely farm for sale offering 170m<sup>2</sup> of living space as well as numerous outbuildings and 1.4ha of land.

With its pond and flat land, this property is ideal for an equestrian or market gardening project. The size of the property could be increased to 13 hectares and it could be possible to create two independent dwellings in the house.

This mid-19th century “L” shaped farm has the house and outbuildings centred around a courtyard.

The south-facing entrance serves, to the left, the 23m<sup>2</sup> living room. The ground floor is completed by the kitchen, bedroom and a recently renovated washroom.

Upstairs, you will benefit from two bedrooms (10m<sup>2</sup> & 23m<sup>2</sup>) and a room behind the largest bedroom perfect for creation of a bathroom and walk-in wardrobe.

The house requires some modernisation work but is habitable in its current state. Heating is currently supplied by a wood burner and there is an individual sewage system. There are two hot water storage tanks powered by electricity. Windows are double glazed and the roof is in good condition.

The property also has a 70m<sup>2</sup> cowshed, and 50m<sup>2</sup> open barn, 50m<sup>2</sup> pigsty, a 30m<sup>2</sup> wine press, a 30m<sup>2</sup> lean-to at the rear and another at the western edge measuring 160m<sup>2</sup>.

The farm is 10 mins from Masseube, 15 mins from Boulogne-sur-Gesse, 35 mins from Montréjeau and from Saint-Gaudens, 1h10 from Toulouse airport, 1h30 from skiing, 2h from the Atlantic coast and 3h from the Mediterranean.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€170,000

## Key Information

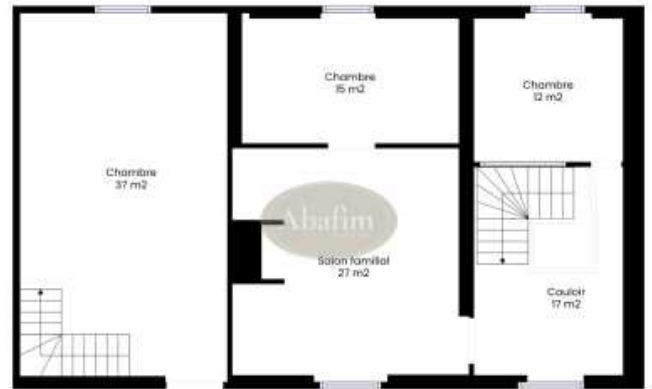
Internal Area:	150 sqm
Land Area:	1.4 ha

## Location: Occitanie



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