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## Countryside house for sale in Gers

Duffort , Gers , Occitanie



# €249,000

inc. of agency fees

4 Beds      195 sqm      1.9 ha

Located 5 minutes north of Trie-sur-Baïse, this lovely farmhouse has a living space of 149 m<sup>2</sup>. There is also a self-catering apartment...

### At a Glance

**Reference** MFH-ADF1626639

**Bed** 4

**Land** 1.9 ha

**Near to** Duffort

**Pool** No

**Price** €249,000

**Hab.Space** 195 sqm

**Land Tax** N/A

### Property Description

Located 5 minutes north of Trie-sur-Baïse, this lovely farmhouse has a living space of 149 m<sup>2</sup>. There is also a self-catering apartment (46 m<sup>2</sup>) and several outbuildings, as well as a workshop for producing honey. The grassy land measures 1.9 hectares, with an adjoining part that has planning permission and another further part that is preserved.

Situated on the limits of a village, this beautiful country property is entered via a wrought-iron gate.

The house faces south-east, with its land and the Pyrenees in front of it.

On one side of the entrance hall is the kitchen and living room. On the other side is a study giving onto a porch and a pantry. There is also a recent shower-room.

Upstairs, there are two big bedrooms (27 m<sup>2</sup> & 32 m<sup>2</sup>) on each side of the landing. There is also a garret.

One of the nice surprises of this property is the apartment. It has been refurbished, which will allow you to comfortably settle in while personalizing the main house. Measuring 46 m<sup>2</sup>, it is composed of a living room with a small open-plan kitchen, 2 bedrooms upstairs, a shower-room and a toilet. It could also be used as a gite for your family and friends.

The roof is tiled and in good condition. The house has single glazing and the gite has double glazing. Central heating is provided by an oil-fired boiler, as well as wood-burning heaters for the house and the gite. The roof of the house is insulated, and the walls of the gite. Electric hot-water heaters. The drainage systems are individual and up to code. There is also a well and a pond on the property.

Several outbuildings are attached to the house, which includes a big barn and a workshop for the production of honey. A reception room for the sale of honey could be considered.

The land adjoining the house has just been granted planning permission. Via a small local trail, you reach the rest of the plots - on the edge of a wood and full of nature. It's the perfect setting for beehives or animals.

Located less than 10 minutes from all conveniences (primary and secondary schools, surgeries, chemist's, bank...) and all businesses; 45 min from Tarbes; 1 hr 45 min from Toulouse.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€249,000

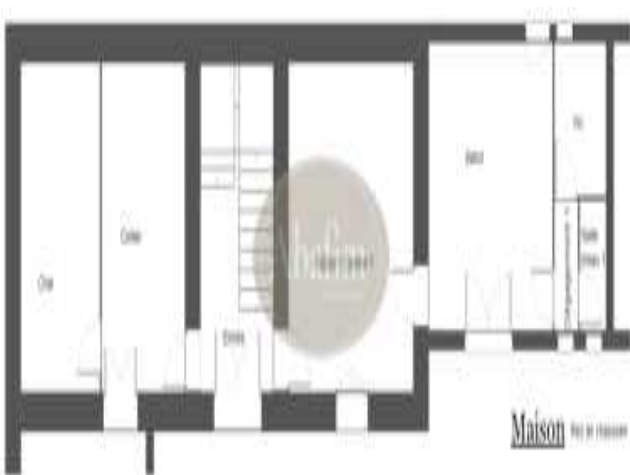
## Key Information

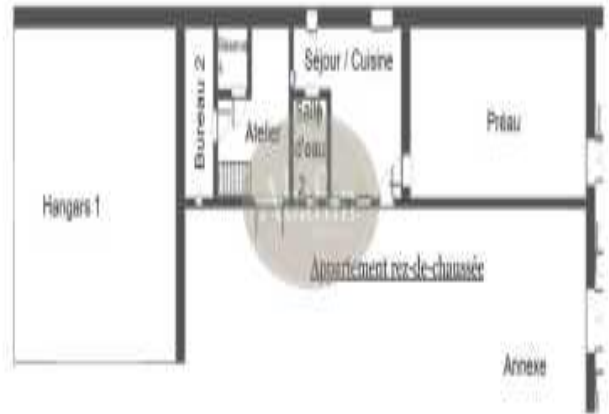
Internal Area:	195 sqm
Land Area:	1.9 ha

## Location: Occitanie



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