

[Click to view MFH-ADF1626641](#)

House for sale in Gers

Plaisance , Gers , Occitanie



€340,000

inc. of agency fees

3 Beds 120 sqm 0.2 ha

Located in the centre of a lovely picturesque village, 15 minutes from Marciac, this detached house was built in 1972 and is composed...

At a Glance

Reference	MFH-ADF1626641	Near to	Plaisance	Price	€340,000
Bed	3	Pool	No	Hab.Space	120 sqm
Land	0.2 ha			Land Tax	N/A

Property Description

Located in the centre of a lovely picturesque village, 15 minutes from Marciac, this detached house was built in 1972 and is composed of a kitchen, a living-cum-dining room, a bathroom, 3 bedrooms, a big pantry/laundry room and a garage, on a nice garden of 2000 m².

As soon as you arrive, you're going to fall under the charm of this lovely home and its delightful garden.

The big sun room (27.5 m²) leads to the hall that serves the entire house: the kitchen (15.5 m²), the living-cum-dining room (34.6 m²) with a fireplace and access to the southern-facing terrace.

This sun room will allow you to enjoy lovely autumn evenings.

Returning to the hall, we then go to the 3 bedrooms (10.4 m², 13.3 m² & 14.8 m²), the bathroom and the separate toilet.

The biggest room has direct access to the terrace and garden.

This traditional detached house has many built-in cupboards.

To make the house even more functional, there is a big pantry (30 m²). A genuine extra room with a summer kitchen. There is also a huge garage (25 m²) with double doors that can accommodate several vehicles.

Outside, the lovely garden is fenced in and planted with a diverse variety of trees, allowing you to appreciate fine days and the pleasant climate of the Gers department.

Roof with interlocking concave tiles.

Electric hot-water heater.

Heating provided by an oil-fired boiler, in addition to a wood-burning heater.

Joinery is wooden and single-glazed.

Individual drainage system connected to a septic tank.

Located 15 minutes from Marciac and its Jazz Festival; 40 min from Tarbes, a high-speed train station (TGV), the airport Tarbes-Lourdes-Pyrenees and the motorway; 45 min from Pau, its airport and a golf course; 1 hr 50 min from the airport Toulouse-Blagnac, Spain, ski slopes and the Atlantic Ocean; 3 hr 30 min from the Mediterranean Sea.

Summary

Property type:	House
Bedrooms:	3
Price	€340,000

Key Information

Internal Area:	120 sqm
Land Area:	0.2 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