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Countryside house for sale in Gers

Marciac , Gers , Occitanie



€406,000

inc. of agency fees

4 Beds 257 sqm 3.9 ha

5 minutes from Marciac, 2 houses with outbuildings on 3,9ha with a well. This property has photovoltaic panels with an annual return...

At a Glance

Reference	MFH-ADF1626650	Near to	Marciac	Price	€406,000
Bed	4	Pool	No	Hab.Space	257 sqm
Land	3.9 ha			Land Tax	N/A

Property Description

5 minutes from Marciac, 2 houses with outbuildings on 3,9ha with a well. This property has photovoltaic panels with an annual return.

The first house is accessed via the terrace. The front door opens into a corridor leading to a fitted kitchen opening into a spacious living room of 50m². Continuing on, a hallway leads to a 10m² storeroom, a 16m² utility room with boiler room (garden access), a wc with washbasin, a 6m² double washbasin shower room,

an 11m² study and a 16m² south-facing bedroom.

From the living room, a staircase leads to the first floor, landing of 11m², with 2 south-facing bedrooms of 12.36m² and 12.45m² with balcony, a shower room, WC and an attic.

The second adjoining house is a stone farmhouse with a beautiful oak roof frame. You enter into a 12m² hall, to your right a 47m² dining room with sitting room featuring a stone fireplace and a south-facing 11m² bedroom. From the dining room you have the north-facing kitchen of 10m² (a storeroom), a corridor leads to a wc, a shower room with shower of 3.50m² and a utility room of 3.85m². The two houses are connected by a door in the study.

From the hall, a beautiful wooden staircase leads to the attic, which offers 100m² of living space.

A 60m² outbuilding with a cold room and an upper floor is located next to the houses, as are two separate barns, ideal for creating holiday homes, a craftsman's business or an equestrian centre...

Photovoltaic panels provide an annual return more of Euros2,200.

The roof is recently tiled, and the construction is traditional. The first house is heated by air-to-water heat pumps and a reversible air-to-air air conditioning system, while the second is heated by a boiler and the hot water is produced by an electric hot water tank, a fireplace. The thermal insulation is glass wool and the joinery is PVC double-glazed. Two septic tanks.

It is close to all shops and amenities. It faces south on 3,9ha of land with a well.

It is situated 5 minutes from Marciac, the college and schools, 40 minutes from Tarbes, the TGV train station, the airport and the motorway, 15 minutes from a golf course, 55 minutes from Pau, the golf course and the airport, 1h30 from Toulouse airport, Spain and the ski slopes, 1h30 from the ocean, 3 h 30 from the Mediterranean.

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€406,000

Key Information

Internal Area:	257 sqm
Land Area:	3.9 ha

Location: Occitanie



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