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## House for sale in Gers

Miélan , Gers , Occitanie



**€193,000**

inc. of agency fees

3 Beds      90 sqm      0.24 ha

Situated in a quiet and isolated spot between Trie-sur-Baïse and Miélan is this pretty bungalow for sale offering 90 m² of living...

### At a Glance

**Reference** MFH-ADF1626024

**Bed** 3

**Land** 0.24 ha

**Near to** Miélan

**Pool** No

**Price** €193,000

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Situated in a quiet and isolated spot between Trie-sur-Baïse and Miélan is this pretty bungalow for sale offering 90 m² of living space with three bedrooms and 2400 m². There is a 48 m² outbuilding for your vehicles and tools.

This south-facing bungalow was constructed in 2005 and is in a pleasant environment just 10 mins from two lively villages.

The entrance hallway has built-in storage and opens to the 40m<sup>2</sup> living space which houses the sitting area, dining area and a kitchen with enjoys lots of natural light thanks to two patio doors which serve the terrace and garden. A 4m<sup>2</sup> corridor leads to three bedrooms (two of 10m<sup>2</sup> and 12m<sup>2</sup>), a 5m<sup>2</sup> laundry, a 5m<sup>2</sup> bathroom (with both bath and shower) and a toilet.

A 48m<sup>2</sup> outbuilding (added in 2010) has electricity and can shelter your vehicles, tools, bikes and skis.

To the rear of the house is a shed, a wooden shelter and a henhouse. There are numerous fruit trees (pear, cherry, peach).

The land is fenced.

Windows are double glazed. Heating currently uses electricity but there is possibility to install a wood or pellet burner. There is a hot water storage tank powered by electricity. The property is served by an individual sewage system. The roof is in very good condition.

You will be 11 mins from Trie-sue-Baïse, 8 mins from Miélan, 20 mins from Mirande, 45 mins from Tarbes, 1h40 from Toulouse and its airport, 2h15 from the Atlantic coast.

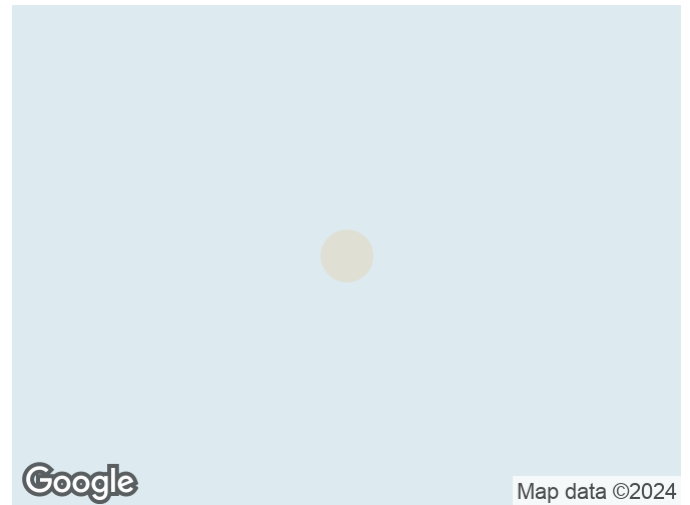
## Summary

Property type:	House
Bedrooms:	3
Price	€193,000

## Key Information

Internal Area:	90 sqm
Land Area:	0.24 ha

## Location: Occitanie



## Gallery





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**C. BAUER – Sunday Times**

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