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House for sale in Gers

Mirande , Gers , Occitanie



€133,000

inc. of agency fees

3 Beds 160 sqm 0.2 ha

Located in the triangle of Castelnaud-Magnoac, Trie sur Baïse and Masseube, this house is in the heart of a lovely small town. Sitting...

At a Glance

Reference	MFH-ADF1625820	Near to	Mirande	Price	€133,000
Bed	3	Pool	No	Hab.Space	160 sqm
Land	0.2 ha			Land Tax	N/A

Property Description

Located in the triangle of Castelnaud-Magnoac, Trie sur Baïse and Masseube, this house is in the heart of a lovely small town. Sitting on a garden measuring more than 2,000 m², the house measures 160 m² and is composed of a kitchen, a living room, a dining room, a pantry, three bedrooms, two shower-rooms, separate toilets and a walk-in closet.

Situated south of a wonderful village, this property is in a preserved setting that is calm and relaxing.

The house measures 160 m² and is composed of a big entrance hall, a 13 m² kitchen opening onto a living room (20 m²), a dining room (19 m²) and a pantry (13.5 m²). The pantry has its own entrance door and shower, making it possible to be converted into a bedroom on the ground floor if needed.

Upstairs, there are three bedrooms. The first two measure 18 m² & 19.5 m² and have beautiful wooden flooring and cupboards. The third needs to be finished. This floor also has a shower-room with a separate toilet.

With truly nice views of the valley and in a secluded setting, you'll enjoy this little corner of happiness and let your imagination run free.

All rooms are heated by a recent air heating unit, and there is also a wood-burning heater. Insulation was just installed in the attic. Thermodynamic hot-water heater for even more savings on electricity. Joinery is single-glazed. The roof is tiled. Drainage system connected to a septic tank.

Located 10 minutes from Castelnau-Magnoac, Trie sur Baïse and Masseube; 25 min from Lannemezan and Mirande; 35 min from Auch; 1 hr 30 min from Toulouse and its airport and from ski slopes; 2 hr from Biarritz and the Atlantic Ocean.

Summary

Property type:	House
Bedrooms:	3
Price	€133,000

Key Information

Internal Area:	160 sqm
Land Area:	0.2 ha

Location: Occitanie



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