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Farmhouse for sale in Gers

Samatan , Gers , Occitanie



€145,000

inc. of agency fees

4 Beds 140 sqm 0.5 ha

Located 10 minutes from Masseube, this old 19th century farmhouse to renovate has a living space of 140 m² and is composed of a living-cum-dining...

At a Glance

Reference MFH-ADF1626069

Bed 4

Land 0.5 ha

Near to Samatan

Pool No

Price €145,000

Hab.Space 140 sqm

Land Tax N/A

Property Description

Located 10 minutes from Masseube, this old 19th century farmhouse to renovate has a living space of 140 m² and is composed of a living-cum-dining room, 4 bedrooms, a shower-room, a garage and outbuildings, on 5.000 m² of land with 2 ponds. If you're looking for the peace of the countryside and no nearby neighbours, this is the spot for you! Moreover, you'll enjoy beautiful views of the surroundings and the Pyrenees.

The ground floor is composed of a 10 m² entrance hall, a 26 m² kitchen and dining room with a fireplace, a

14 m² utility room, a 23 m² bedroom and a shower-room.

A big wooden staircase leads to the first floor, which has three spacious bedrooms (16 m², 23 m² & 26 m²) and a 40 m² attic that is suitable for conversion. The house has remained in its original state: period parquet flooring and terracotta flooring, exposed beams. With a little work, this property can be lived in very quickly!

The adjoining 60 m² garage could be converted into living space or into a workshop.

The grounds measure more than 5.000 m² and has two ponds. The property includes also a huge 600 m² agricultural building.

The roof is tiled. The construction is traditional. The drainage system is connected to a septic tank. possibility to buy more land.

Located 10 minutes from Masseube; 35 minutes from Auch; an hour from ski slopes and from Toulouse; 2 hours and 20 minutes from Biarritz.

Summary

Property type:	Farmhouse
Bedrooms:	4
Price	€145,000

Key Information

Internal Area:	140 sqm
Land Area:	0.5 ha

Location: Occitanie



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