



## Charming Cottage with Pool

### معلومات الوكيل

Sarah Day	اسم:
Maisons et Manoirs	اسم الشركة:
France	بلد:
1994	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (608) 891-279	هاتف:
French	Languages:
http://www.maisonsetmanoirs.com	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 298,256.33

موقع  
بلد: France  
الرمز البريدي: 32300  
نشر: 23/09/2024  
وصف:

This charming cottage has been sympathetically restored retaining many original features. The property is located on the edge of a village and is just 10 minutes from Masseube, and 15 minutes from the market town of Mirande with a good range of shops and cafes. Auch, the capital of the Gers department, is within 25 minutes.

The property is not overlooked. The rear garden backs onto an ancient forest; it is mainly laid to lawn and is further enhanced by mature shrubs and a wide range of fruit trees. A small field, adjacent to the fully fenced, secure garden, is also included in the property.

The kitchen, sitting, diner leads directly onto the spacious, south west facing terrace with an uninterrupted view of the garden and in-ground pool, perfect for alfresco dining. The north facing terrace provides additional seating with views of the setting sun in the valley below.

Ground floor  
Entrance hall with traditional stair, 13.5m2  
Salon, 20m2, wood burner, double aspect  
Kitchen living, 38m2, wood burner door to garden terrace  
Garden terrace, 16x3.5m, stone slabs  
Lobby laundry area 9.3m2



Shower room shower basin WC, 8,55m2  
Separate WC, 2m2

First floor  
Bedroom, 21.3m2  
Bedroom 9.1m2  
Separate stair  
Bedroom 9m2

Outside  
Open barn adjoining 4.5x17  
Barn wing reroofed 2023  
Fully fenced, secure front and rear garden. Australian in-ground fibre glass pool  
Paddock/orchard area with Plums walnuts apples pears apricot In ground pool  
Parking for several cars  
South west and north facing terraces

Good to know  
Fibre internet  
Sanitation compliant  
Double glazed and insulated  
Roof in excellent condition

Airports: Toulouse Blagnac 1hr 30mins max; Tarbes/ Lourdes Pyrenees 1hr  
Train: auch 30 mins max.

Surface : 130 m2

Rooms : 5

Bathroom : 1

Plot size : 46 a 70 ca

## Caracteristiques techniques

Reference

MM2071SD

Price

280 000 €

Location



Mirande 32300

Rooms

5

Bathroom

1

Plot size

46 a 70 ca

Sanitation

Individual compliant

Openings

Wood/Double glazing

Swimming pool

Yes

Heating

Wood

Kitchen

Fitted and equipped

View

Park

### Informations complementaires

Fees to be paid by the seller. Energy class E, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1660.00 and 2330.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website:

[georisques.gouv.fr](http://georisques.gouv.fr).

Carte T CPI 3201 2017 000 020 356



Nos honoraires

### مشارك

الحمامات:

تشطيب قدم مربع:

1  
م 130

### Room details

Total rooms:

5

### Utility details

Heating:

نعم فعلا

### Lease terms

Date Available:

### Contact information

IMLIX ID:

IX6.085.728

