



Charming Cottage with Pool



Ügynök információ

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|----------------------|---|
| Név: | Sarah Day |
| Cégnév: | Maisons et Manoirs |
| Ország: | France |
| Experience since: | 1994 |
| Szolgáltatás típusa: | Vásárlás vagy eladás |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefon: | +33 (608) 891-279 |
| Languages: | French |
| Weboldal: | http://www.maisonsetmanoires.com |

Hirdetés részletei

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|-----------|----------------|
| Ingatlan: | Eladó |
| Ár: | USD 298,256.33 |

Elhelyezkedés

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|---------------|---------------|
| Ország: | France |
| Irányítószám: | 32300 |
| Feladta: | 2024. 09. 23. |
| Leírás: | |

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.



Carte T CPI 3201 2017 000 020 356

Nos honoraires

Gyakori

Fürdőszobák: 1
Kész négyzetméter: 130 nm

Room details

Total rooms: 5

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.085.728

