



## PROPERTY WITH GASCON HOUSE, GITES AND POOL



### Agenten-Info

Name:	Sarah Day
Name der Firma:	Maisons et Manoirs
Land:	Frankreich
Erfahrung seit:	1994
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (608) 891-279
Sprachen:	French
Webseite:	<a href="http://www.maisonsetmanoirs.com">http://www.maisonsetmanoirs.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 395,000

#### Standort

Land:	Frankreich
Postleitzahl:	32160
Veröffentlicht:	25.03.2024

#### Beschreibung:

Superb property with house of approx. 250m2 with outbuildings, swimming pool and rental accommodation. Set in a quiet, private environment, on approx. 2 hectares of flat, fully fenced grounds planted with trees and flowers. In excellent condition.

IDEAL for a vacation rental business.

In the south of the Gers, close to attractive tourist towns such as Marciac, Nogaro, Aignan and Lupiac.

The "Gasconne" style house is on two levels and boasts generous volumes, with 14m high ceilings in the dining room. On the first floor, a large corridor leads to a living room, a vast fitted and equipped kitchen with access to the covered terrace leading to the swimming pool, the dining room (approx. 59m2) with large bay windows opening onto the garden, a hallway leading to the laundry room, a shower room and wc. Upstairs, 4 comfortable bedrooms and a shower room with wc.

For the rental accommodation section, the property features a detached cabanon (approx. 20m2), 3 yurts (eco habitat that can be used all year round) and communal areas available to guests with lounge/kitchen, sanitary facilities and covered terrace.

Swimming pool with sliding cover (liner replaced in 2023).



Petanque court  
Animal shelter and pen

Great potential for this property in excellent condition, which also offers other development possibilities due to its land and attractive location with activities (swimming pool, hiking, cultural visits, festivals, ...) shops and restaurants....

For further information, please contact the agency.

Surface : 247 m2

Rooms : 7

Bathroom : 2

Plot size : 01 ha 90 a 76 ca

## **Caracteristiques techniques**

Heating

Wood, Heat pump

Swimming pool

Yes

Bedrooms

5

WC

2

Construction

1850

Interior condition

Excellent

Kitchen



Fitted and equipped

Cellar

No

Sanitation

Individual

Location

Plaisance 32160

Reference

MM1972NA

Property tax

2 200 € /year

Bathroom

2

Rooms

7

Plot size

01 ha 90 a 76 ca

Surface

247 m2

## Informations complementaires

Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1150.00 and 1610.00 €.

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

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

Nos honoraires



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## Allgemein

Schlafzimmer:	5
Badezimmer:	2
1/2 Badezimmer:	2
Fertige m <sup>2</sup> :	247 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	7
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## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX5.572.841
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