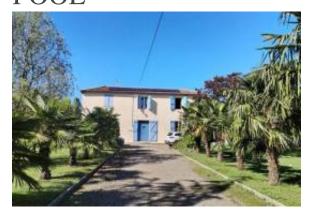


https://www.imlix.com/de/

PROPERTY WITH GASCON HOUSE, GITES AND POOL



Agenten-Info

Name: Sarah Day

Name der Maisons et Manoirs

Firma:

Land: Frankreich

Erfahrung seit: 1994

Art der Immobilien verkaufen

Dienstleistung: Spezialgebiete:

Art der Wohnungen, Häuser

Immobilie:

Telefon: +33 (608) 891-279

Sprachen: French

Webseite: http://www.maisonsetm

anoirs.com

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).



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Petanque court Animal shelter and pen

Kitchen

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



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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

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.

Nos honoraires



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Allgemein Schlafzimmer: 5 2 Badezimmer: 2 1/2 Badezimmer:

Fertige m²: 247 m^2

Zimmerdetails

Zimmer insgesamt: 7

Versorgungsdetails

Heizung: Ja

Mietbedingungen Verfügbar ab:

Kontaktinformation

IMLIX ID: IX5.572.841

