



## Beautiful 8-Hectare Farm Property,

32140, Gers, Occitanie

€235,000

Ref: AF25367

\* 4 Beds \* 170m2

Located 15 mins from Boulogne-sur-Gesse and from Masseube, in a quiet sector with views of the Pyrenees is this splendid property for sale comprising two independent farmhouses to renovate with two hectares of pastures, numerous outbuildings and six hectares of woods. A charming, leafy track leads to...

- Number of rooms: 11

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**French Entrée** 



## Property Description

Located 15 mins from Boulogne-sur-Gesse and from Masseube, in a quiet sector with views of the Pyrenees is this splendid property for sale comprising two independent farmhouses to renovate with two hectares of pastures, numerous outbuildings and six hectares of woods.

A charming, leafy track leads to the centre of this old agricultural property. To the left is the first farmhouse (90m<sup>2</sup>) consisting of, on the ground floor, an entrance hall (9m<sup>2</sup>), living room (23m<sup>2</sup>), kitchen (7m<sup>2</sup>) and sitting room (11m<sup>2</sup>). Upstairs, the landing has storage (5m<sup>2</sup>) and serves three bedrooms (9, 15 & 19m<sup>2</sup>). An outbuilding measures 174m<sup>2</sup> and constitutes a stable (87m<sup>2</sup>) and a loft (87m<sup>2</sup>) and will allow you to significantly increase your living areas or create a gîte.

The second farmhouse (78m<sup>2</sup>) is comprised of a living area with kitchen (31m<sup>2</sup>), a sitting room (18m<sup>2</sup>), a larder (6m<sup>2</sup>), pantry (6m<sup>2</sup>), bedroom (12m<sup>2</sup>), washroom (4m<sup>2</sup>) and a toilet. There is loft space to convert if you wish of 150m<sup>2</sup> and a 111m<sup>2</sup> outbuilding allowing, again, creation of more living areas for numerous projects.

This ensemble sits on a superb plot of two hectares filled with trees and views of the mountains and surrounding countryside. There is a pond, a well, a stone poultry house, a wooden aviary, garage (225m<sup>2</sup>) and a garden shed (25m<sup>2</sup>). In proximity to the house are six hectares of woods.

The tile roof covering and roof framework are in good condition. Construction is traditional. Windows have one pane of glass. Heating currently uses wood. The property is served by an individual sewage system.

After renovation work, this beautiful property will complete your projects: family, agricultural, tourist activity, artistic or professional.

You will be 15 mins from Masseube and from Boulogne-sur-Gesse, 40 mins from Auch, 1h30 from skiing, 2h30 from the Atlantic coast and from the Mediterranean.

