



Superb Charming Home,

32400, Gers, Occitanie

€222,000

Ref: AF25439

* 3 Beds * 1 Bath * 120m²

Located in the Gers department between the towns of Plaisance and Aire-sur-l'Adour is this charming, renovated home for sale offering 120m² of living space with lots of natural light and on a leafy plot of land of 3000m². One for your shortlist. Perfect for your new life in south-west France. There...

- Number of rooms: 6

Property Description

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There is a spacious, 19m² entrance hall which serves the ground floor living areas: To the left is the 16m² living room, a 6m² bathroom and toilet. To the right is the 16m² dining room and 13m² kitchen. A wooden staircase leads up to three bedrooms (13m² and two of 17m²), a 7m² room for use as a study or small bedroom and a toilet.

The loft is accessible via the staircase and is available for extra living space.

There is a barn attached to the house which has been transformed to a games room with 50m² of space. The walls were constructed using pebble from the Adour plain. A 25m² garage completes this section.

The fully enclosed garden has fruit and ornamental trees as well as a boules court.

This home will appeal to those searching for spacious rooms and the charm of old with original tiling and the warm atmosphere the house possesses.

The roof and framework are in good condition. The roof is covered in tiles. Windows are PVC double-glazed with wooden shutters. Heating is provided by a wood burner and convection, electric radiators. There is an electric-powered hot water storage tank. The property is served by an individual sewage system. All commerce and services and schools are 10 mins drive away.

Situated in a quiet, countryside setting, you will be 45 mins from Tarbes for TGV and airport, 25 mins from Aire-sur-Adour (A64 motorway), less than two hours from skiing, from the beach and from Spain.

