



## Gascon-style house to renovate,

32000, Gers, Occitanie

# €155,000

Ref: AF25250

\* 2 Beds \* 120m2

Located 10 minutes from Fleurance and businesses, quietly situated in the countryside of a charming village, this property consists of a Gascon-style house to renovate with adjoining outbuildings and a big agricultural hangar, on a nice garden of 9600 m<sup>2</sup>. Situated in an idyllic setting, this farmhouse...

- Number of rooms: 4

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## Property Description

Located 10 minutes from Fleurance and businesses, quietly situated in the countryside of a charming village, this property consists of a Gascon-style house to renovate with adjoining outbuildings and a big agricultural hangar, on a nice garden of 9600 m<sup>2</sup>.

Situated in an idyllic setting, this farmhouse is a rare property in the area and has clear view of the Gers countryside; ideal for anyone that loves nature.

The house is laid out like all traditional Gascon-style houses: an entrance hall that gives onto 2 rooms with open fireplace. The staircase in the entrance hall leads to the landing on the first floor that gives onto the 2 bedrooms.

The adjoining outbuilding has lots of space to create a living area that is big and bright. The roof and roof structure are in good condition. It is next to another open outbuilding that is used as a garage.

The garden (9600 m<sup>2</sup>) is a haven of peace. It has two parts: the first surrounds the house and has a shaded area and a big yard with the hangar; the second is a meadow with lots of trees and a pond.

The hangar is partially wooden and metal.

The roof structure is recent. Water and electricity on the land. Drainage to install. Everything to create.

Located 10 minutes from Fleurance; 20 min from Auch; 1 hr 15 min from Toulouse and its airport; 1 hr 30 min from ski slopes; 2 hr 30 min from the Atlantic Ocean and the Mediterranean Sea.

