

Beautiful Maison de Maitre in the heart of a welcoming traditional town



€ 703,500 fai

FCH904

This charming Maison de Maitre is located in the heart of a pretty Gers town. Close to the market square, you can take part in local activities while enjoying the tranquility of the place. The outbuildings offer commercial potential and allow you to accommodate your family and your friends.

The property consists of a house of 243m² and two outbuildings of 30m² a self contained studio and 63m², a garden shed and a garage of 27m², all on a 1500m² land.

By entering, you will find a large living space, divided into two rooms by antique glass doors added by the owners during the renovation. On the western side, you will find a pretty living room as well as a kitchen and a scullery. The ground floor also includes a laundry room and a toilet. Upstairs, a large landing with the original parquet floor serves 4 spacious bedrooms with adjoining bathrooms. Finally, the attic, with high ceilings, offers additional development potential. The house also has a basement serving as a boiler room and storage room.

The outbuildings are composed of a 30m² fully fitted studio with mezzanine including kitchen, shower room and WC and a building on two levels of around 60m² which can be used as an artist's studio or summer lounge.

Outside, you will find a perfectly maintained green park with jacuzzi, greenhouse and garden shed.

The property is located 45min to Tarbes and 45min to Auch, prefecture of the Gers department. The historic town of Lourdes is an hour away and the Pyrenees, offering high mountain activities such as skiing, hiking, climbing etc. are 1h10 hour away. The Atlantic coast is 2 hours away. Finally, you will find the international airport of Tarbes-Lourdes-Pyrénées 45 minutes away.

Information on the risks to which this property is exposed is available on the website Géorisques - <https://www.georisques.gouv.fr>

Property Features

Additional Information

| | | | |
|--------------------------|-----------------------|-------------------------|---------------------|
| Habitable Space : 243 m² | No of Rooms Total : 7 | No. Reception Rooms : 3 | No. of Bedrooms : 4 |
| Bathrooms : 0 | Shower Rooms : 3 | W.Cs : 4 | Utility Room : Yes |
| Tax Fonciere : € 3131.00 | Heating : Heating oil | Hot Water : Heating oil | |

Construction

| | |
|---------------|--------------------|
| Year : 1850 | Type : Residential |
| Roof : Slates | |

Services

| | |
|-------------------------|------------------------------|
| Tele / ADSL : ADSL | Drainage : Mains drainage |
| Glazing : Double glazed | Eco Features : Double glazed |

Grounds

| | |
|---------------------|-----------------------|
| Land Area : 1500 m² | Boundary : Closed |
| Terrace : No | Garden Well : Yes (2) |
| Garage : Yes | Car Port : No |
| Swimming Pool : No | |
| Outbuildings : Yes | |

Ancillary Buildings

For Further Information, please contact.

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