

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



3



1



1340m2



190m



No



Exclusive

Ref : 83102

€ 280 000

Agency fees included and paid by vendor

Bright and Cosy Gersoise Farmhouse

Charming Gersoise farmhouse in good condition, just 7 minutes from Fleurance and 15 minutes from Lectoure. With a wide hallway and spacious, tastefully decorated rooms, this property offers three generous bedrooms, a new bathroom, and a bright kitchen/diner with a wood-burning stove leading to the sitting room. Ideal as a family home or lock-up-and-leave holiday retreat. There are also options to create a second bathroom. Upstairs offers extra storage space or potential for conversion. The property includes an indoor storage and small outbuilding, and a garden wrapping around the house, perfect for gardening and relaxing. A MUST SEE!

Sewage system – septic tank

Heating – electric and wood

Taxes Foncière – 800 € pa

Distance airport – 1h15 mins

Basic amenities – 7 mins

DPE /GES – D 244/8

- Ground level farmhouse
- Quiet village - 7 mins to a market town
- Bright and cosy
- Lovely Garden with storage
- Perfect Holiday Getaway

Location: Located in the Gers (32), in the Golden Triangle.Toulouse Blagnac Airport at 96kms, all shops and services at 7 mins.

Access: Easy access to local towns. Quiet roads so very possible to cycle to Fleurance.

Layout: Total 190m2

Ground floor:

- Kitchen / dining room (25,2m2) with wood-burner
- Sitting room (29,2m2) with doors to garden
- Entrance hall (20m2) with storage
- Bedroom 1 (24,3m2) old fireplace, built in cupboards, sink
- Bedroom 2 (28,3m2) old fireplace, door to garden
- Bedroom 3 (17,5m2) wood panelling
- Bathroom (4,7m2) bath with shower, sink
- WC (1,75m2)
- Storage area with hot water tank (3,1m2)
- Laundry room (19,3m2) with access to garden

First floor:

- spacious landing - space for office or storage (19m2)

Condition:

- Energy label: D 244/8
- Heated by electric radiators and wood burner
- New bathroom
- Tastefully renovated while keeping original elements
- Sewage system: septic tank – non-compliant

Additional information:

- Annual tax foncière 800 €
- Little pigeonnier with two floors
- Outbuilding for wood etc attached to the house
- Fully fenced garden with views of the church and the countryside
- Attic space for storage or possible conversion
- Several options for installing a second bathroom



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr - Non contractual document.

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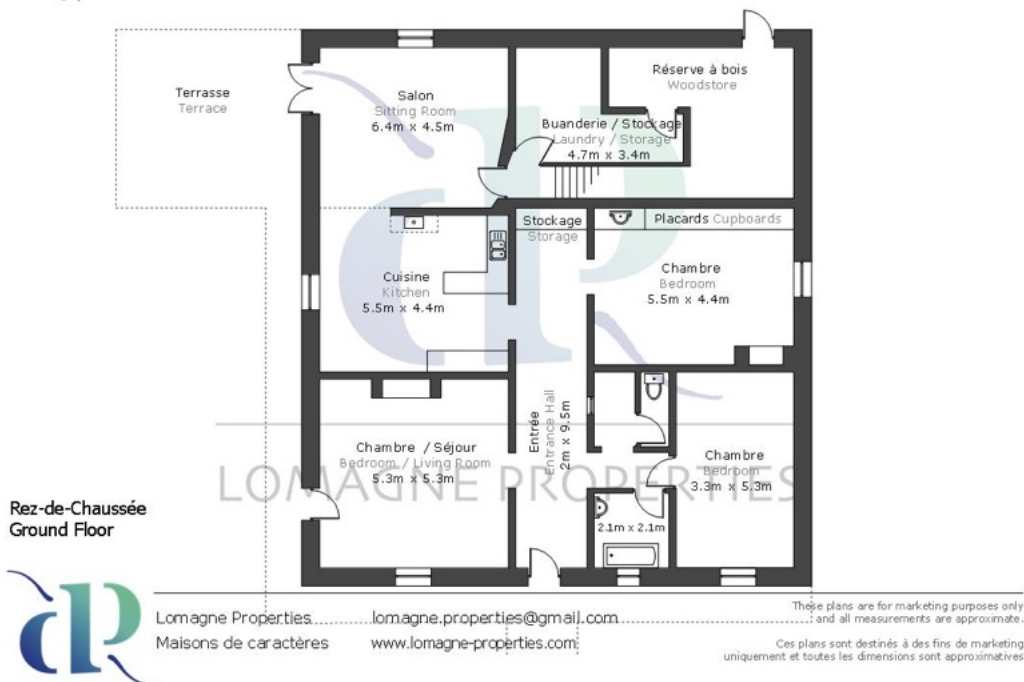


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