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## Two-Dwelling Gascogne Property

**285 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26750
- Zimmeranzahl : 8
- Schlafzimmeranzahl : 4
- Wohnfläche : 210 m<sup>2</sup>
- Grundstücksfläche : 9 800 m<sup>2</sup>
- Grundsteuer : 1 112 €



Located in a quiet spot less than 10 mins from Marciac is this 210m<sup>2</sup> home for sale. Typical in style of the Gascogne region, it offers two dwellings and over 9000m<sup>2</sup> of land including a well.

You are warmly welcomed to the property by the lovely wisteria which graciously envelopes the barn creating a shaded corner, perfect for enjoying meals outside.

This pretty home may not be just limited to a family dwelling. Its proximity to Marciac means it is perfect for using as a gîte or chambre d'hôtes. The 9000m<sup>2</sup> of grounds constitutes a blank canvas for your projects, in harmony with the natural surroundings.

The house has 210m<sup>2</sup> of space and its elegant structure is divided into two dwellings, each accessed by a door in the facade.

The door to the left of the facade opens to a corridor where, to your left is the 17m<sup>2</sup> kitchen which enjoys natural light thanks to the patio door offering a unique view of the picturesque garden.

Next to it is a 9m<sup>2</sup> laundry, practical and functional. To the right of the corridor is a 23m<sup>2</sup> cosy living room where the fireplace will warm your winter's evenings. At the end of the corridor, to the left, is a 9m<sup>2</sup> bathroom and a toilet where the hot water tank is located. At the end of the corridor is a staircase leading to three comfortable bedrooms (10m<sup>2</sup>, 13m<sup>2</sup> & 23m<sup>2</sup>) and a toilet.

The second door in the facade, wooden, opens to a small entrance hall where the old staircase reminds you of the houses' age. It leads up to a 26m<sup>2</sup> bedroom and a door leading to the loft with extra space for you to use.

Back down to the entrance and to the right is the 25m<sup>2</sup> dining room and a 9m<sup>2</sup> kitchen. A corridor from the kitchen leads to a bathroom, a toilet and a room with another hot water tank assuring necessary daily comfort.

The house is connected to fibre optic. The roof is covered in tile. Windows have one pane of glass. There are two hot water storage tanks. The property has an individual sewage system. There are two electric meters.

You will be close to Marciac for all commerce and services and its famous Jazz Festival. 45 mins from the A64 motorway and from Tarbes for airport and TGV. 1h30 from skiing and 2h from the ocean.

**ENERGIEVERBRAUCH : E (293)**

**TREIBHAUSGAS : B (9)**