



16, Avenue de la Marne - 65000 TARBES
Tel.-Nr. : 0033 (0) 562.345.454 - Fax-Nr. : 0033 (0) 562.346.660
abafim.de
Kontakt auch per E-Mail unter contact@abafim.com

Countryside Dwelling with Outbuilding

144 400 € [Gebühren an den Verkäufer]

- Referenz : AF26771
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 118 m²
- Grundstücksfläche : 4 300 m²
- Grundsteuer : 774 €



Located under 10 mins from Vic-Fezensac is this charming home for sale offering 118m² of living space as well as a 120m² outbuilding and 4300m² of flat grounds with trees. Ideal for a craftsman or an artist looking for a place from which to be inspired.

In a bucolic environment, this traditional building is constructed from pebble and stone, is south-facing and benefits from a spacious living room with open kitchen and fireplace (41m²). There is a 13.5m² sitting room, a 10.5m² bedroom and a 9m² bathroom and toilet completing the ground floor thus permitting habitation as a single-storey dwelling.

Upstairs are two more big bedrooms, 15m² & 20m².

There are two garages attached to the house.

There is a 119m² shed, independent from the house, which has an immense mezzanine allowing you to realise your artistic projects, exhibitions or other.

You will appreciate the grounds with trees, in a quiet location surrounded by farmland and the rolling land of the Gers department.

The roof requires some work as leaks have caused damage to the ceiling of the living room and a bedroom. Heating is currently provided by a wood burner. The windows have one pane of glass.

You will be under 10 mins from Vic-Fezensac, 30 mins from Auch, 1h30 from Toulouse, 2h from the Atlantic

coast and 2h15 from Bordeaux.

ENERGIEVERBRAUCH : G (442)

TREIBHAUSGAS : C (16)