



## House

MARCIAC (32)

**145 000 €\***

\* Agency fees to be paid by the seller



374 m<sup>2</sup>



15 pièce(s)



9 chambre(s)

## PROPERTY DESCRIPTION

NEAR MARCIAC, located in a typical village of the Gers, ideal for rooms and tables d'hôtes, beautiful complex comprising an old hostelry with terrace, parking and outbuildings as well as a garden which could be suitable for the development of a swimming pool. This 375 m<sup>2</sup> building includes on the ground floor: a kitchen with utility room, a 50 m<sup>2</sup> dining room, a 20 m<sup>2</sup> living room, reception, bar, and storage room. Upstairs 8 bedrooms to be fitted out with bathrooms, distribution allowing the guest room section to be separated from the private section. Outside, a large covered terrace with large barbecue, a barn with shed, a garage, as well as a garden with stone walls, total surface area 821 m<sup>2</sup>. Development and upgrading work is to be carried out. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 825078

Property type ..... House

View ..... Vue sur Jardin, sur Village

### SURFACES

Living space ..... 374 m<sup>2</sup>

Living room surface ..... 50 m<sup>2</sup>

Land surface ..... 821 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 15

Number of bedrooms ..... 9

Number of bathrooms ..... 3

Washrooms ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 178

GES ..... 52

### APPENDIX

Parking ..... couvert

Parking space ..... 4

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Kitchen ..... aménagée



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