



Stone house

MARCIAC (32)

274 000 €*

* Agency fees to be paid by the seller



220 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Nestled in a quaint hamlet boasting breathtaking views of the Pyrenees and the picturesque Gascon valleys, this charming stone house offers 220 m² of living space. Situated near Marciac and in close proximity to Plaisance du Gers, its idyllic location is simply unparalleled.

The residence is divided into two distinct sections: The main house features a spacious 51 m² living room and a delightful oak kitchen that opens onto a south-facing terrace on the ground floor. Upstairs, you'll find a beautifully appointed master suite complete with a corner bath, an office area, and a second bedroom.

A separate annex spanning 40 m² has been thoughtfully converted into a gîte. This annex comprises a room that opens onto a terrace with a summer kitchen, along with a bedroom boasting an en-suite shower room, separate entrance, and WC. Throughout, the original half-timbering and stone frames have been carefully preserved.

Two charming terraces offer delightful outdoor living spaces, commanding views over the 2000 m² of surrounding land. Additionally, the property features a spacious scullery, a garage, and a lean-to.

With no renovation required, excellent insulation, and sanitation standards met, this residence is move-in ready and offers a comfortable lifestyle in a picturesque setting. For further details and inquiries, please don't hesitate to contact us at +33603453769. 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 844652

Property type Stone house

SURFACES

Living space 220 m²

Living room surface 52 m²

Land surface 2500 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Number of bathrooms 1

Toilets count 3

Washrooms 2

DPE/GES

DPE 215

GES 7

APPENDIX

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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