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Isolated 17-Hectare Farm Property

370 000 € [Honorarios al vendedor]

- Referencia : AF26756
- Número de habitaciones : 14
- Número de habitaciones : 6
- Espacio habitable : 260 m²
- Superficie del terreno : 170 000 m²
- Impuesto sobre bienes inmuebles : 1 670 €



Located on the sunny hillsides of the Gers a few mins from Miélan is this isolated farmhouse offering 270m² of space to inhabit immediately. In a bucolic setting, it has an 85m² attached gîte and a collection of outbuildings on a 17 hectare farm site.

This Gascogne-style home has a 46m² sitting room with attached kitchen and 5m² larder. There is a toilet and an 18m² bedroom with lots of sunlight and access to a shaded courtyard. A conservatory and a 130m² garage complete the southern facade.

The upper floor has a 17m² central landing, three bedrooms (from 16m² to 23m²), a 5m² study and a toilet with wash basin. A loft is perfect for conversion and runs the length of the north facing side.

The 85m² bungalow gite has a private access and can bring a revenue. There is a 15m² kitchen, 18m² sitting room with wood burner, two bedrooms (13m² & 18m²), a 6m² bathroom with walk-in shower and a toilet. There is an attached garage and the main heating uses electricity.

The roofs of both dwellings are in excellent condition. There is quality double glazing. There are two individual sewage systems in place, both up to current codes. The energy performance is classed as D.

The lofts are insulated. The outside areas are very spacious and you could install a pool. Several outbuildings could be converted to other uses. This place is ideal for a large family, for a rental or agricultural project.

You will be 5 mins from Miélan, 10 mins from Mirande, 40 mins from Tarbes, 1h from skiing, 1h15 from Toulouse, 2h from the Atlantic and 2h45 from the Mediterranean.

**CONSUMO DE ENERGIA :
EMISIONES DE GASES DE EFECTO
INVERNADERO :**

D (193)

D (6)