

IH10 from Toulouse (Gers) farm for renovation, IHA45 of land, open views near a lake. 157 sqm hab space



## INFORMATION

Town:	Masseube
Department:	Gers
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	14500 m2

## IN BRIEF

In the Gers department (32) IH10 from Toulouse, 8 minutes from Masseube, farm for renovation on 1.45 hectare of flat land.

Habitable space of 157 sqm and 360 sqm of dependences (barn, pigsty, chicken coop, hangar).

In a dominant position, on top of a hill, open views, large fishing lake at the bottom of the hill.

All amenities in Masseube, 8 minutes drive.

Auch is a 40 minute drive.

Roof in good condition, sound building.

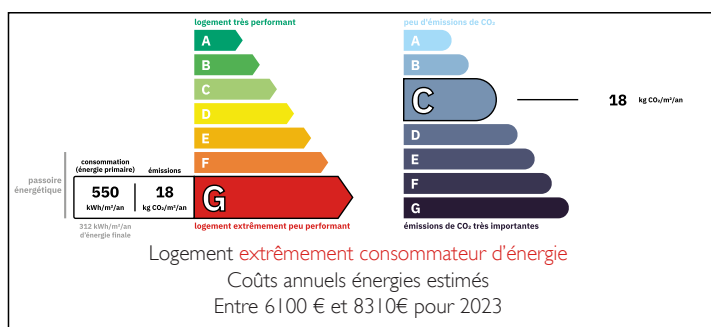
Septic tank.

Exposed beams, half-timbered walls, original wooden floors.

Wood stove.

More land available.

## ENERGY - DPE



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## DESCRIPTION

Set on top of a hill (300 meters above sea level) and 5 minutes from a large fishing lake, typical Gascon farm of approx. 157 sqm habitable space, to be renovated, on 1.45 hectare of flat land.

Open views on the country side.

Easy access.

The buildings are sound and the roof in good condition.

All amenities are in Masseube, 8 minutes drive by car (shops, supermarket, schools, medical center, etc.).

Composition of the house :

Ground level :

- 1 entrance hall of 14.24 sqm with beautiful wooden staircase
- 1 independant toilet : 1.69 m<sup>2</sup>
- 1 shower-room : 6.15 sqm
- 1 diner-room with fire-place and wood stove : 19 sqm
- 1 kitchen : 12.69 sqm
- 1 large room (with wooden partition walls) : 33.64 sqm
- 1 renovated bedroom with large slidding window : 15.24 sqm
- 1 en-suite shower-room with italian shower, sink and wc (with grinder)

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES

Access to 1st floor by an independent stair case leading to 1 large room/attic of 35.78 sqm (convertible into extra living space)

Access to hay barn of 77.85 sqm

- old former wine making cellar (backing the kitchen with direct access outside) : 29 sqm
- open covered shed : 26.79 sqm

1st floor :

- landing area with wooden floor : 7.95 sqm
- 1 bedroom : 9.82 sqm
- 1 bedroom with fonctionning fire-place : 23.86 sqm
- en-suite room : 13.41 sqm