



Detached three bedroom farmhouse, tucked away in an idyllic setting yet less than 2km from Mielan

This superb farmhouse is full of character and charm has many original features, yet all the comfort of modern day living, including over one acre of garden with mature fruit trees. Outstanding views of the Pyrenees Mountains - 1hr Pau airport 1hr 30mins Toulouse airport 2hrs Biarritz

Town: Mielan
Dept: Gers
Plot size (m2): 3599
Habitable (m2): 190
Bedrooms: 3
Bathrooms: 2
Agent: Yvonne Russell

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€ 218 000

At the front of the property there is a south facing low walled terrace area 30m2 ideal for dining or for children to play. On entering the property ground floor: - there is a large kitchen area 18m2, leading into a spacious lounge 25m2 with fireplace and wood burning stove. A spacious hall way leads onto a shower room with w.c, and utility room. A large double bedroom 20m2 with patio doors leading onto the terrace area.

On first floor there is a spacious master bedroom double windowed with recess for wardrobe and ensuite bath shower and hand basin, another double bedroom and large storage cupboard in hall way.

The terrace area 40m2 to the right of the property is ideal for outdoor eating or could be easily converted to supply additional accommodation space.

Overall this is an outstanding property, fully renovated to a very high standard and has exposed beams in most rooms. Would make an ideal holiday or full time family home, in an idyllic setting yet under 2km?s from Mielan. The property also hosts a new state of the art economic electrical heating system.



Villeneuve Minervois

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