



Compact & bijoux village house with courtyard. A real bargain!

Reference No: 2479
Price Euros: 69,500
Area: Mirande
Town: Mielan
Department: Gers
Bedrooms: 2
Land Size m2: 15

SYNONYMOUS WITH QUALITY PROPERTY ACROSS THE SOUTH OF FRANCE

Siège: 13 Rue De La Brague, 06560, VALBONNE France - www.RHF1.com

Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

Carte professionnelle 5940T délivrée par la prefecture de Nice, Alpes Maritimes - Gérant GREEN Richard

RHF INTERNATIONAL THE PROPERTY SPECIALISTS FOR INTERNATIONAL BUYERS & SELLERS

Habitable space m²: 55

Full Description: This compact and bijoux village house would make a perfect lock up and leave holiday home or indeed a first home for a couple.

Situated in the centre of the bustling market town of Mielan. All amenities including school, college, restaurant, bar etc etc. There is also a leisure lake and tennis courts.

Accommodation comprising:

Lounge with fireplace
Kitchen
Shower room
WC
2 bedrooms
Large cave
Courtyard

Entrance at first floor level to the front of the property into a nice bright lounge (approx 16m²) with fireplace and wood burner.

Leading through to a small but adequate shower room & separate WC.

The kitchen (approx 12m²) is at the back of the property and overlooks the small courtyard to the rear.

Original staircase takes you to the second floor.

Large double bedroom to the front of the property.

Smaller guest bedroom to the rear with pleasant pyrenees views.

From the first level a staircase takes you down to the ground floor which give access to the rear of the property onto the courtyard area. Ideal for a BBQ or to merely sit outside in the sunshine.

The cave runs the whole area of the house. Great possibilities to convert into a further room overlooking the courtyard.

Alternatively there is room to park your car and use it as a garage area.

Double glazing throughout.

Wooden flooring underneath the plastic floor covering.

General condition good.

Connected to mains water, electricity and drainage. Also it has ADSL broadband connection.

Property Features: Courtyard, Double Glazing, Fireplace, Wood Floors

Nearby Amenities: Lake, Local Shopping, Medieval Village, Public Transport, Restaurants, Schools, Ski-ing (-2hrs), Tennis Courts, Weekly market

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View: Hills, Village

Heating: Electric, Wood Burning



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