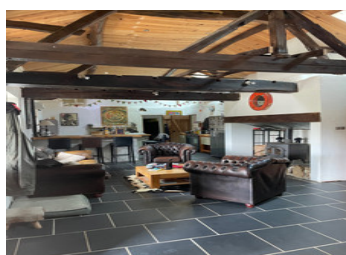


IH from TARBES airport, typical Gers house of 146 sqm with appartement of 122 sqm and barns on 8905 sqm of land



INFORMATION

Town:	Masseube
Department:	Gers
Bed:	6
Bath:	2
Floor:	270 m2
Plot Size:	8905 m2



IN BRIEF

Property composed of 2 independant lodgings with dependances on a flat plot of land with trees of 8905 sqm : - 1 traditionnal Gers house of 146 sqm - 1 leisure area of 49 sqm with shower-room and toilet - 1 appartement above the horse barn of 122 sqm - 1 workshop of 72 sqm - 1 horse barn of 76 sqm - farm breeding spaces of 38 sqm (forme pigsty) - flat plot of land with trees with 2 ponds

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property is composed of a single-storey house with :

- 1 lounge/dining area with open kitchen of 57 sqm and wood burner
- 1 utility room of 5 sqm
- 1 bedroom of 16 sqm
- 2 bedrooms of 17 sqm
- 1 bedroom of 10 sqm
- 1 dressing-room of 8 sqm
- 1 bathroom with shower, bath and toilet of 14 sqm

The heating is supplied by the wood burner in the lounge area and additional electric radiators

Sewage with 2 septic tanks

LOCAL TAXES

Taxe foncière: 900 EUR

A flat built above the horse barn of 122 sqm (works in progress) with 2 accesses :

- 1 entrance hall of 3,18 sqm
- 1 lounge/dining area with open kitchen of 75 sqm and terrace of 7 sqm
- 1 bedroom of 24 sqm
- 1 bedroom of 14 sqm
- 1 shower-room with toilet of 4,70 sqm

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>