

Spacious home with large basement, fully-enclosed gardens and Pyrenees views within walking distance of the supermarket in Plaisance, Gers



INFORMATION

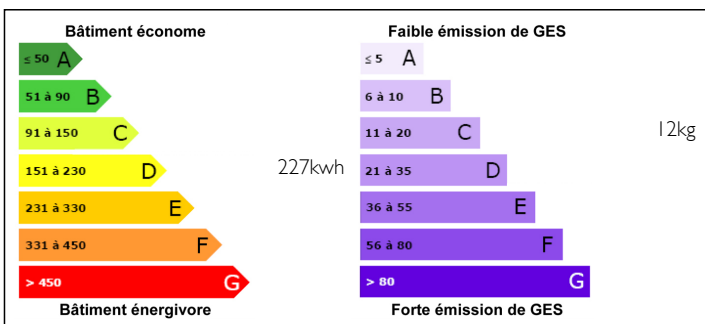
Town:	PLAISANCE
Department:	Gers
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2005 m2

IN BRIEF

This immaculate 3-bedroom, 2-bathroom property is ready to move into. It offers light and airy accommodation and fully-fenced pretty gardens with space for a swimming pool, and is in a lively, full service market town



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.



LOCAL TAXES

Taxe foncière:

1180 EUR

NOTES

DESCRIPTION

Architect-designed spacious home of character and kerb appeal with extensive multi-roomed warm and dry basement including double garage, sports room with shower, storage rooms and wine cave. Dog-friendly 2000m² south facing gardens, driveway parking for motorhome or caravan, overlooking farmland and views to the Pyrennees.

The ground floor comprises a light and airy fully-fitted kitchen with door to the terrace, a large living/dining room with log burner and French doors to the terrace, two double bedrooms with built-in wardrobes, WC and shower room.

The mezzanine floor incorporates a second lounge, office alcove and glazed door to a balcony as well as additional sleeping space. Off the mezzanine – a double bedroom, separate dressing area and bathroom.

Plaisance is a small town (1400 pop) with all services, a library, a cinema (some English films and live projections of ballet and opera) and a regular weekly market, schools, doctor, shops, bars and restaurants.

- lively town with activities
- modern quality fitted Lapeyre kitchen with appliances and obscure bench lighting
- double glazed throughout
- bright, airy and spacious
- large 50cm wood burner
- overlooking greenbelt farmland
- space for pool
- dog friendly secure garden
- large basement
- parking for caravan or motorhome
- walking distance to amenities
- electric heating/wood burner

Mains drainage and water system for garden.

The nearest airport with UK links is Tarbes-Lourdes (Ryanair), 1h, while you can be surfing on the Atlantic beaches or skiing in the Pyrenees in 2h.