

Beautiful completely renovated property, "Landais style " with guest house and set in a lovely park with shrubs and trees and views to the Pyrenees



INFORMATION

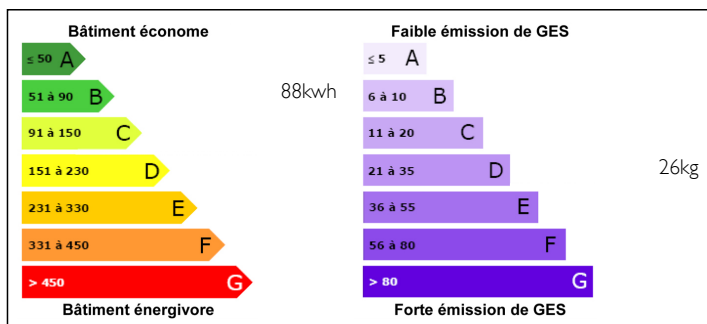
Town:	MAULEON D ARMAGNAC
Department:	Gers
Bed:	6
Bath:	3
Floor:	210 m2
Plot Size:	6474 m2



IN BRIEF

The property has been thoughtfully restored whilst maintaining original features such as fireplaces, exposed beams, ancient bread oven. No close neighbours but near to centres of interest

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 front door of the main house (approx. 210m²) opens into a large hall-living space. On the right is the large open-plan living room (approx.) with open fireplace, dining area with original bread oven, open to the kitchen with store/utility room off. To the left of the entrance is the first bedroom with en suite bathroom with bath, shower and WC. Further down the hallway is the second bedroom with en suite shower room with WC; a separate WC with washbasin and a door that opens onto the inner court yard between the main house and the guest house. A door opens from the spacious fully-equipped kitchen with a door that opens onto the terrace between the main house and the guest house. A wooden staircase takes us up to the mezzanine.

The mezzanine, overlooking the living area, is used as a library and office. A door opens into a large attic bedroom.

Crossing the inner court yard we arrive at the guest house of approx. 120m².

This comprises: living area with open plan kitchen and "insert" woodburner, a utility room, a double bedroom, shower room with bathroom and WC. A wooden staircase leads to the mezzanine. Here we find a second living area/library, two bedrooms and a store room. This house has no heating system but it would be easy to install electric heaters.

The main house benefits from underfloor heating (oil, 1800 l/per year) on the ground floor and radiators on the first floor and solar hot water. All renovation work was completed by the end of 2009. The whole property is very well maintained.

Outside:

The original former stone "chai"/ garage with new roof of approx.. 130m²; working well with pump; Beautiful gardens with vegetable garden and orchard.

The small medieval town of Cazaubon, only 9 minutes by car, offers all amenities, primary and

LOCAL TAXES

Taxe foncière: **650 EUR**

NOTES