

Spacious Maison de Maître with outbuildings (gite potential) and nearly 3ha land between Marciac and Plaisance

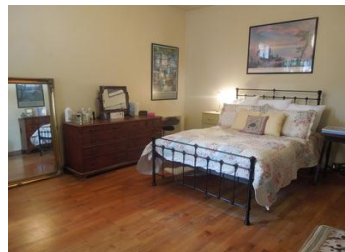


INFORMATION

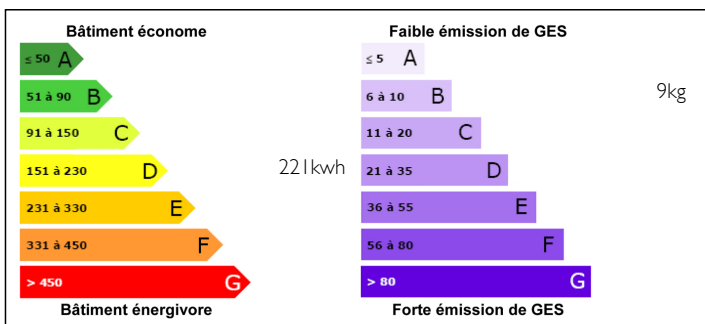
Town:	PLAISANCE
Department:	Gers
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	26965 m2

IN BRIEF

Set on the edge of a quiet village this spacious family home needs updating but offers lots of potential - 2 generations together, possible gite, horses.



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

Large wrought-iron gates open to a spacious courtyard with large barn to the left. This has potential to become one or two gîtes, or alternatively could become stables. The house comprises, on the ground floor: large open-plan living room (approx. 47m²) and kitchen with an open fireplace at one end and a door to a small rear garden; one double bedroom (approx. 14.5m²), one single bedroom, shower room, large built-in cupboard and doorway to the attached barn (approx. 40m²) which is plumbed for washing machine and has a working well in one corner. Oak stairs lead to the first floor where we find a magnificent living room (approx. 45m²) with decorative fireplace, wood burner and door to the south-facing balcony, kitchen (approx. 15m²), two double bedrooms (one with door to the balcony), study, WC and bathroom. The stairs continue up to the large attic which could be a fantastic games room or hobby room. The house is double-glazed throughout except the ground floor double bedroom.

There is a covered seating area between the attached barn and the separate barn. The separate barn (approx. 65m²) offers potential for conversion to one or two gîtes, or possibly to stables. The house sits in a total of 2.7ha land of which 2.4ha is a large level field suitable for a horses.

The house is located only 6km (8 mins) from the market town of Plaisance - shops, bars, restaurants, cinema (which sometimes shows films in English), crazy golf, leisure lake - and 20km to the popular market town of Marciac. The nearest airport with UK links is Tarbes-Lourdes (Ryanair) – 54km (55 min). Bordeaux and Toulouse airports can be reached in just under 2h and the ski slopes at Caunterets in 1h30.

LOCAL TAXES

Taxe foncière: 1352 EUR

NOTES