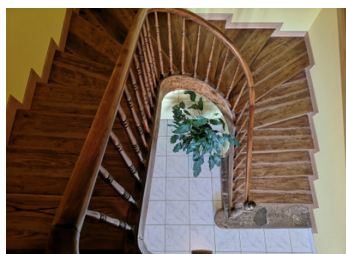


Superb views for this 4-5 bedroom house, 5.4Ha land and outbuildings



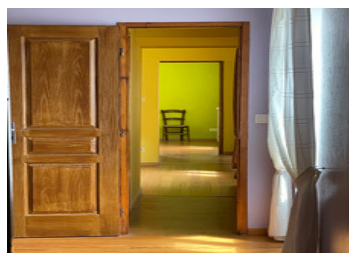
## INFORMATION

Town:	Mirande
Department:	Gers
Bed:	4
Bath:	1
Floor:	201 m2
Plot Size:	54000 m2

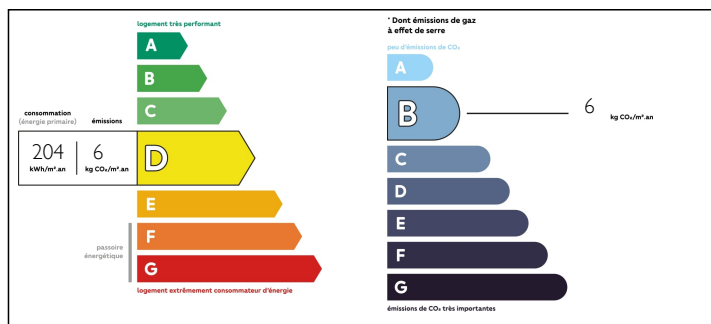


## IN BRIEF

You could not be in a more tranquil setting with only one other property at the end of a long no through country lane. The house is on the ridge of a hill and has amazing views of the surrounding meadows and forests. The location is perfect for hiking and cycling as there is very little traffic and most beautiful views to contemplate.



## 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: 1135 EUR

## NOTES

## DESCRIPTION

The plot is big enough for those who want to keep horses. Despite the rural location, the property is just minutes away from Mirande and Mielan, charming villages with good services and transport links.

There is plenty of living space to run the house as a B&B and lots of potential to expand further, creating additional habitable space or even independent guest accommodation. In fact, a large 50m<sup>2</sup> space with separate access is currently under renovation and just needs finishing.

There are 5 bedrooms, including one with a toilet on the ground floor.

The 5.4Ha of land is all attached and surrounds the house. The garden is well kept and has many fruit trees.

The main house

Ground floor:

Kitchen : dining room with door to terrace 22m<sup>2</sup>

Salon 48m<sup>2</sup>

Entrance Hall 14m<sup>2</sup>

Bathroom 8m<sup>2</sup>

WC 2m<sup>2</sup>

Bedroom 20m<sup>2</sup>

Utility room and annex 16m<sup>2</sup>

First floor:

Landing 9m<sup>2</sup>

Bedroom 2 15m<sup>2</sup> Dressing area 6m<sup>2</sup> (possibility to make ensuite)

Bedroom 3 14m<sup>2</sup> Dressing area 7m<sup>2</sup>

Bedroom 4 10m<sup>2</sup>

Bedroom 5 10m<sup>2</sup>

Office area/Play room

In progress a room of 50m<sup>2</sup>: Plasterboarded, electrics and central heating pipes in. Access from main house or independently from outside.