

Lovely 4 bedroom property, outbuildings, pool and hot tub. 6000m2 garden rural but not isolated.

EXCLUSIVE

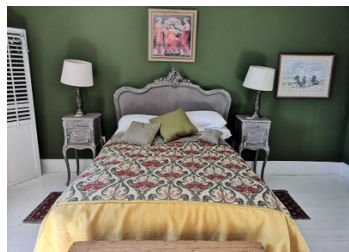


INFORMATION

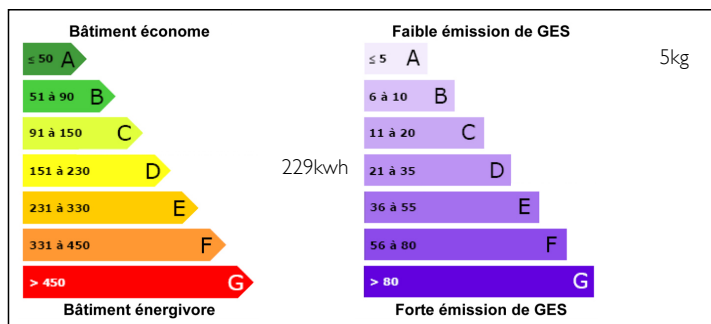
Town:	Marciac
Department:	Gers
Bed:	4
Bath:	4
Floor:	230 m2
Plot Size:	6192 m2

IN BRIEF

Set between Bassoues and Marciac in the beautiful Gers countryside with views to the Pyrenees in winter, this spacious property gives plenty of scope as a family home, holiday home or as a business. All 4 bedrooms have en-suite bathrooms. The property has been renovated sympathetically retaining many original features and tastefully decorated. The rooms are spacious and airy.



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

Ground floor

Large entrance hall of 29m² leading off:

Dining room 20m² with terracotta flooring.

Kitchen/diner 32m² with woodburner and glazed door to outside gravelled terrace area and door to

Salon with wood burner and doors to outside

Lounge 27m² with woodburner,

Bedroom 18m² with glazed door to open barn

99m² with hot tub and cobbled and raised decked area

Bathroom 5m²

From rear of hall door leading into the barns at the rear of the property.

Upstairs large and luminous hallway leading to further 3 bedrooms and the study.

Land size of 6198m² has lawned area and many fruit trees and a pond .

Pool is salt water 10m x 5m

Toulouse airport 1hr30

Less than 5minutes to nearest village with bakery, shop, restaurants and post office

Distances:

Marciac 10mins

Vic Fezensac 30 Mins

Toulouse 1h40

Bordeaux 2h

Pau 1h15

Tarbes 1h

Coast Med 3h

Coast Atlantic 2h

Skiing 1h40

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou

Country Mirande

Roman festival Eauze

Things to do:

Walking

Swimming lakes with sandy beaches Aignan and

LOCAL TAXES

Taxe foncière: 1305 EUR

NOTES