

+3 Bedrooms + 1.8Ha + quite location + lovely open views + outbuilding

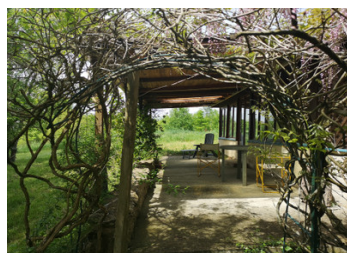


INFORMATION

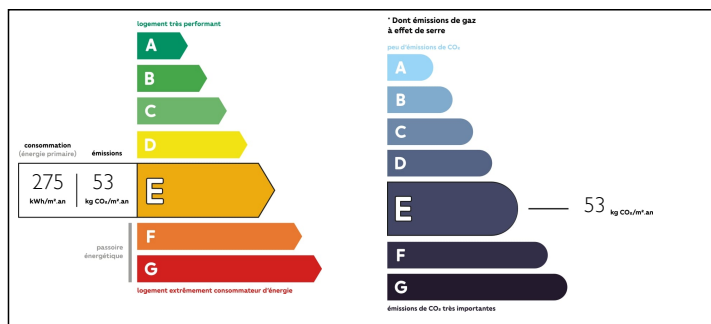
Town:	Manciet
Department:	Gers
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	18007 m2

IN BRIEF

Situated at the end of a track and a minutes outside Manciet, not far from the Chemin de St Jacques de Compostelle, you find this property tucked away in the tranquillity of the Gersoise countryside. The 2 terraces and large conservatory offer plenty of places to enjoy the views summer and winter. Central heating, insulation and double glazing throughout as well as a wood-burner making this is a very cosy home. The house is on a single level making it very accessible.



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: **762 EUR**

NOTES

DESCRIPTION

Room Sizes

Entrance door to

Conservatory 14.7m² accessed from the sitting room and kitchen with storage area (2m²)

Sitting room 25.7m²

Office area 7.6m²

Kitchen with fitted units 12.9m²

Hallway 4.4m²

WC 1.7m²

Bedroom 13.9m²

Bedroom 10.3m²

Bathroom - WC, basin, bath with shower over 5.8m²

Bedroom 9.5m² with shower room 2.6m²

Boiler room 1.96m²

Outside

Through gates to gravel frontage with parking
1.8Ha of land including a lovely garden area with trees and shrubs,

Terrace to the south 20.8m²

Terrace to the east 8.8m²

Car port

Woodshed 2.2m²

Barn 23.5 m² height 4.6m

Things to do

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou

Country Mirande

Roman festival Eauze

Things to do:

Walking

Historic buildings and cultural events

Swimming lakes with sandy beaches Aignan and Lupiac

Wine tasting

Eating

Fishing rivers and lakes

Gliding Nogaro and Auch