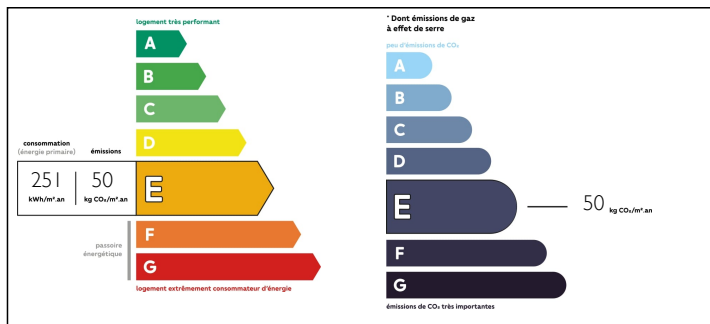


**SOLD - SPLENDID ARCHITECT-DESIGNED VILLA + POOL + 1.6 HECTARES + IDEAL FOR A FAMILY/B&B...**



## ENERGY - DPE



## INFORMATION

Town:	Marciac
Department:	Gers
Bed:	5
Bath:	5
Floor:	350 m2
Plot Size:	16467 m2

## IN BRIEF

SOLD -Ready to move into today, this superb architect-designed villa with swimming pool could not be more perfect for you! Currently a wonderful family home, the property would be ideal for a boutique Bed and Breakfast business since each of its five bedrooms has a private bathroom/shower room. Set in beautiful riverside gardens of 1.6 hectares (4 acres), the property is perfect for horses - and you may even like to welcome horse-riders (and their horses!) who are following the trans-European bridleway - the "Route d'Artagnan" - which passes just 3.5km away from the villa, along with pilgrims who are walking the Chemin-de-St-Jacques-de-Compostelle pilgrim route, which is only a 5-minute walk away. Located on the outskirts of a small market town, boulangeries, shops, schools, bars and restaurants are just a 10-minute walk away - as are buses to Tarbes and Marciac. Ski resorts in the Pyrénées are 70 - 90 minutes to...

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: 2640 EUR**

## NOTES

## DESCRIPTION

Built in 1975, this immaculate country villa of 350m<sup>2</sup> is set in verdant surroundings bordering a river, yet is within easy walking/cycling distance of the shops, schools and local amenities of a nearby market town. The property is extremely private, with no visible neighbours - a veritable haven of peace and tranquillity.

The property is approached along a private driveway, which leads down to the villa and continues around to a spacious garage. The villa, its adjoining tower and its outbuildings are set around an internal courtyard, which is entered via a unique glazed entrance archway.

From the glazed archway, which opens into the internal courtyard, the villa is to the right of the courtyard and the tower and the outbuildings are to the left of the courtyard. Above the archway is a "gallery bedroom", which joins the villa to the tower.

From the courtyard, the villa's main front door opens into a huge reception room, which has a cosy sitting area with a wood-burning stove, a dining area and sliding doors out to a sun terrace, a covered dining terrace, a south-facing swimming pool and the riverside grounds.

A corridor leading off the reception room leads to a television room, which could be used as a study, an office, a library, a guest bedroom...

On the other side of the reception room, there is a door to the kitchen, which is equipped with a Godin range cooker. Doors from the kitchen lead out to the courtyard...