

UNDER OFFER - Lovely traditional Gascon style house with 4 bedrooms, swimming pool, outbuildings.

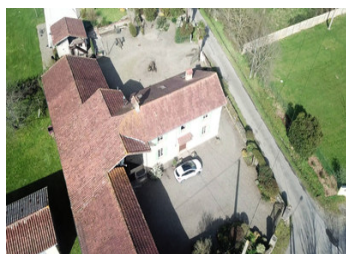


INFORMATION

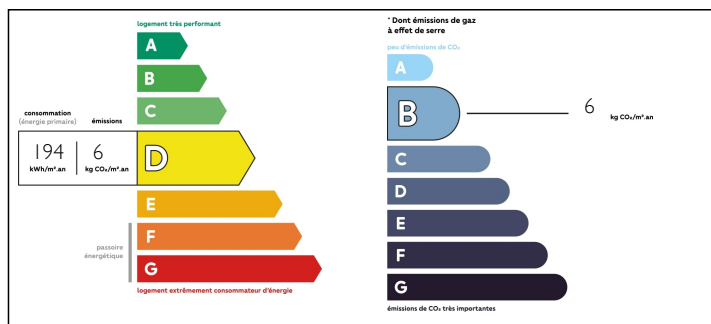
Town:	Plaisance
Department:	Gers
Bed:	4
Bath:	2
Floor:	175 m2
Plot Size:	11163 m2

IN BRIEF

This pretty renovated Gascon farmhouse with traditional features and various outbuildings is situated at the edge of a charming village in Gers (32). Ready to move straight in with wood burner, pellet burner and air conditioning this property is suitable for families, couples or as a business opportunity as the outbuildings could be easily converted with the correct permissions in place as rental accommodation. There is ample parking and covered parking. The recent in-ground pool is adjacent to the equipped summer kitchen and terrace' which is a fabulous space for entertaining, enjoying the views of the well kept landscaped grounds. The village is 5 minutes to Plaisance with all amenities, 20 minutes to Marciac a charming bastide town famous for it's international Jazz Festival. International airports Bordeaux and Toulouse are less than a 2 hour journey, Tarbes-Lourdes with flights to Stansted less than 1 hour away.

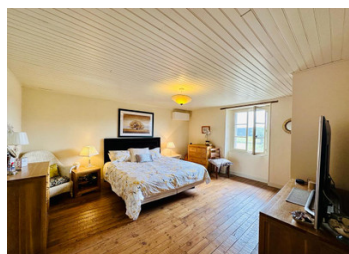


ENERGY - DPE



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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 house briefly comprises of:

GROUND FLOOR

Situated off of the lovely traditional hallway, is the kitchen (25.5m²) with tomette tiles, new pellet burner, fitted units, integrated dishwasher, fridge freezer, central island with dining table attached. From the kitchen there is a utility room (8m²) with hot water tank, sink and base unit and plumbing for the washing machine.

Shower room (4.5m²) enclosed shower, sink with vanity unit, WC, tiled floor

Dining room (14m²) tomette floor tiles

Lounge (25m²) wood burner, air conditioning/reversible heat exchange

FIRST FLOOR

Wood flooring throughout

4 Bedrooms (21m², 15m², 20m², 9m²) the largest of the bedrooms has a heat exchange/air conditioning unit, built in storage and wooden floors
Bathroom (9m) shower cubicle, bath, bidet, toilet, vanity unit with sink, heated towel rail, velux window.

Exterior

Extensive workshops, storage sheds, covered terrace, potential to develop further. In ground SALT pool 10 x 5 m² set in a beautiful terrace area with solar shower. summer kitchen with running water, electric, base units; everything for outdoor living and entertaining. The grounds are mainly set to lawns with mature trees, shrubs, fruit trees and colourful, scented borders.

INTERESTING THINGS TO DO:

Tennis club in Nogaro

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals

History and culture - visit the pretty bastide towns

NOTES