

Mature Presbytery with 3 bedrooms terrace gardens and pool, a super family home - close to Marciac

EXCLUSIVE

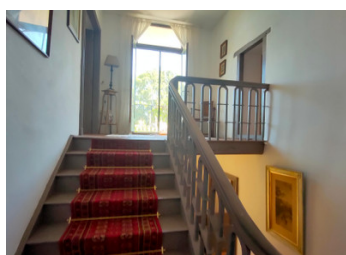


INFORMATION

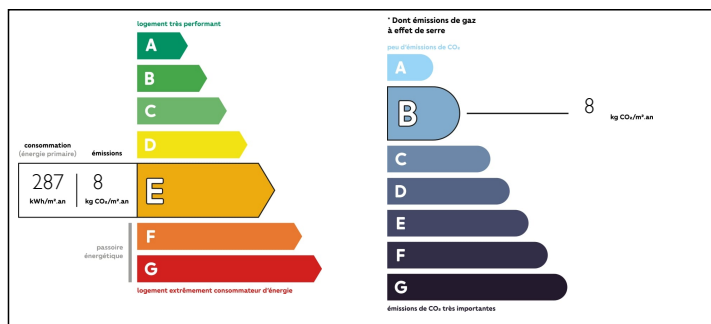
Town:	Marciac
Department:	Gers
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	1758 m2

IN BRIEF

Super home with 3 bedrooms no overlooking properties. Stunning views of the local countryside. 9 mins to local market town for shopping cafes restaurants schools and health centre. Just 10 mins to Marciac, ideal for the International Jazz Festival.



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.



NOTES

DESCRIPTION

This house opens into an entrance hall with a traditional wooden staircase.

To the left, a double aspect lounge with wood burning stove and exposed beams, To the right of the entrance hall is a lovely spacious kitchen with exposed beams, wooden floor wood burning stove and a large window allowing the sun to beam in. A doorway leads onto a utility room fitted with kitchen shelves and white goods.

A bathroom with bath and walk in shower, sink, cupboard and toilet (white suite)

The property flows beautifully with fantastic bright and airy rooms

First Floor

A traditional staircase leading from the entrance hall, wraps in a spiral up to the large hallway with window

Bedroom 1 - Large bedroom with fireplace tiled floor and patio doors onto the Balcony.

Bedroom 2 with radiator wooden floor and patio doors onto the Balcony.

A bathroom with white bath sink and toilet - wooden floor exposed beams and velux window.

Bedroom 3 large bright with wooden floors exposed beams and velux window.

a storage cupboard ideal for linens.

exterior

The covered terrace is perfectly situated along the front of the property ideal for relaxing breakfasts or evening alfresco dining.

Above ground pool (chlorine) with decking

Garden with a variety of shrubs and fruit trees

Ground floor: -

entrance

lounge 30 m2 -

kitchen 24.5 m2 -

utility room and pantry 7.93 m2

Bathroom with bath and shower 7.26m2