

Half-timbered house with Gîte on spacious grounds



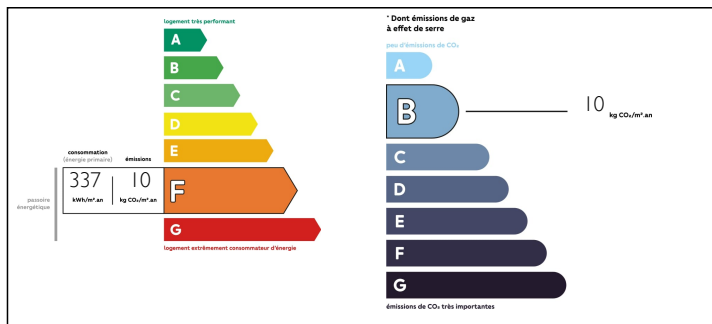
INFORMATION

Town:	Estang
Department:	Gers
Bed:	5
Bath:	3
Floor:	175 m2
Plot Size:	8600 m2

IN BRIEF

Situated in the heart of a small rural commune, this beautiful half-timbered property comes with an independent Gîte and a pool on a vast 8,600m² plot. Shops and services are available 4km away. The property is conveniently located 35 minutes from Mont de Marsan and 25 minutes from Aire sur l'Adour, 20 minutes from Eauze.

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 85m² house on the ground floor features a living room with a wood-burning stove, a kitchen, two bedrooms, a bathroom, a WC, a utility room, and a shower room with WC. Upstairs, there is a 13m² bedroom. Attached to the house is a large 40m² garage that can be converted. Behind the main building, there is a separate structure of more than 50m².

The 90m² gîte boasts a lovely living room with a wood-burning stove, a kitchen, a utility room, two bedrooms, an office space, a bathroom, and a WC.

Outside the cottage, there is a 53m² barn.

The property also includes a 9x4m pool with a sliding cover.

At the entrance of the property, there is a hangar and a barn.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1081 EUR

NOTES