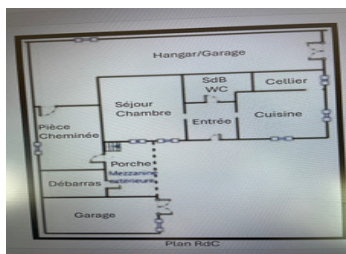


UNDER OFFER / Typical Gers country house of 62 sqm habitable space / land 1350 sqm + wood 1864 sqm / Barns



INFORMATION

Town:	Sauveterre
Department:	Gers
Bed:	1
Bath:	1
Floor:	62 m2
Plot Size:	3214 m2

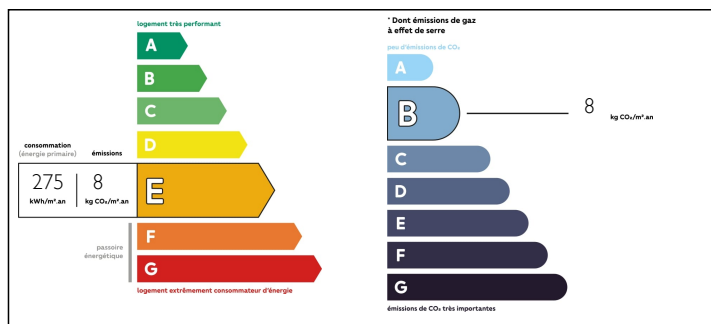


IN BRIEF

Ground level habitable house near Lombez. Fenced garden with trees of 1350 sqm with plot of land (woods) of 1864 sqm. On the edge of a road.



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

Old typical Gers country house built with earthen bricks including :

A porch of 23 sqm with convertible open attic

A cellar of 9 sqm

A room of 9 sqm with open fire-place

An adjoining hangar of 63 sqm (North & East sides) allowing the extension of the living area

A garage of 33 sqm

Heating provided by a recent Godin wood-stove (bought in 2023)

Linky electric meter

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

LOCAL TAXES

Taxe foncière: 231 EUR

NOTES