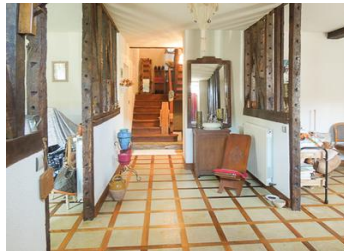


Gers-Spacious stone maison de maitre 19th century with large enclosed gardens in the centre of a small village only 10 mins to Plaisance (shops and schools). Idéal for...



INFORMATION

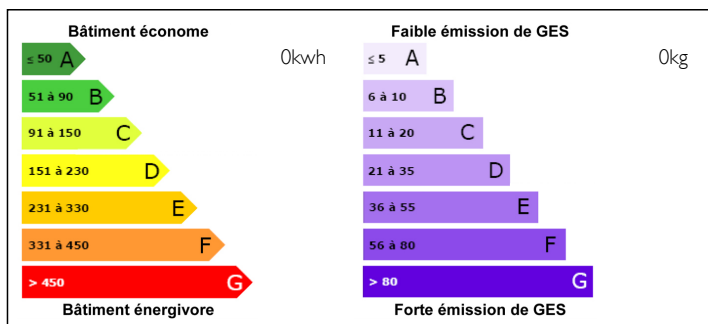
Town:	PLAISANCE
Department:	Gers
Bed:	3
Bath:	2
Floor:	250 m2
Plot Size:	3773 m2



IN BRIEF

Built in the 1850's, major renovations have been completed on the property, it just needs some finishing and decoration upstairs. Great potential for a development in tourist housing or vacation rental.

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

This would be a lovely family home with lots of space for the children to run around in the large garden, and also has potential for a B&B business. There is a small bar/restaurant in the village, and the nearest shops, bars, supermarket, market and cinema (sometimes showing English films) are in Plaisance (5km). The nearest airport with UK links is Lourdes (Ryanair), while you can be on the Atlantic beaches or skiing in the Pyrenees within 2 hours.

To the front is a large sunny courtyard with plenty of parking. The property of 250m² approx. comprises, on the ground floor:

- Wide entrance hall with part-open timber walls to sitting and dining rooms
- Sitting room with double-aspect open fire and French doors to the gardens
- Dining room, through to the
- Spacious kitchen with access to the west-facing conservatory at the side of the house
- Games room with double French doors – potential for a ground-floor bedroom
- Hobby room/office sharing the open fire with the sitting room
- Shower room
- Separate WC
- Store room

Oak stairs lead to the wide first-floor landing off which is a large family bathroom with bath, shower and separate WC, and three large double bedrooms. The stairs continue up to the large attic which has potential for further bedrooms.

Works which have been completed since 2000 include new roof, insulation to the walls and attic, double glazing, electrical wiring, central heating (oil), craftsman-made decorative flooring on the ground floor and connection to mains drainage.

Opposite the house is a large open hangar...

NOTES