

Beautiful views of stunning Gers countryside from this 3 bedroom, traditional farmhouse. Part-renovated and when finished, ideal as a holiday home or main residence. Private location. Space...



INFORMATION

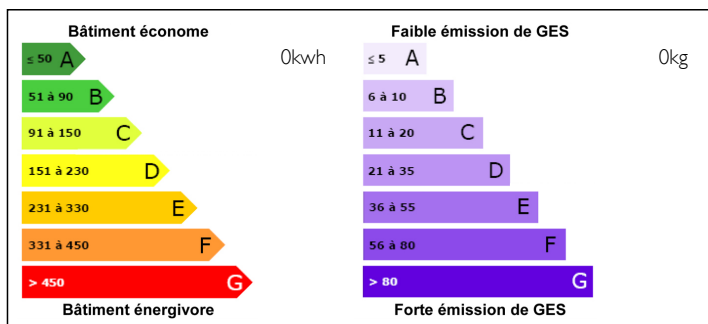
Town:	LA ROMIEU
Department:	Gers
Bed:	3
Bath:	1
Floor:	190 m2
Plot Size:	20301 m2



IN BRIEF

It is easy to understand why this traditional farmhouse, situated in the heart of the Gers, would steal your heart. Situated in a quiet location, it offers a magnificent and uninterrupted view of the surrounding countryside. The site has two hectares of land, part of which is wooded. There are two barns - the first one is attached to the house (about 55m2) and could easily be adapted to create another living space. The second building (about 80m2) would be ideal for a workshop or gîte. The house itself is a very pretty stone farmhouse. It is partly renovated and includes a brand new septic tank and double glazed windows throughout, as well as water and electricity connections. To complete the work, it is proposed to include underfloor heating on the ground floor, before the final concrete floor is prepared. In addition, the house needs finishing touches such as the...

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

This house is part-renovated. A considerable amount of work has been completed – there is electric in the house, water, a new fosse septique and double glazing in all the windows, but it has not yet received the "La fin des travaux" declaration. For this, it needs heating, the proposal for which was to have underfloor heating on the ground floor. It also needs the concrete floor to be laid on the ground floor. After that, it is the kitchen and bathroom installation, tiling the floor, etc that is required. There is a fairly flat area about 20 metres from the house, which may be suitable for a swimming pool if required.

The big attraction of this house is its setting. A quiet, peaceful location, surrounded by countryside but still close to amenities.

There are a host of picturesque towns to explore close by, for example Lectoure, Fleurance, La Romieu, Montreal and Forces. The nearest big town is Condom (just ten minutes drive), where most day to day needs can be met here. The bigger town of Agen is less than 30 minutes away (useful for the out of town superstores). Toulouse is about 1:30hr and Bordeaux about 2hr.

LOCAL TAXES

Taxe foncière: 386 EUR

NOTES