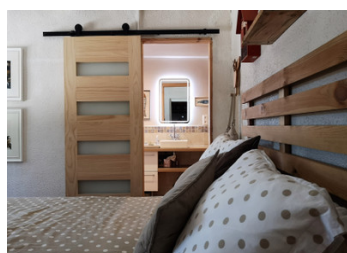
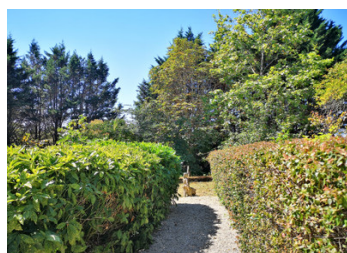
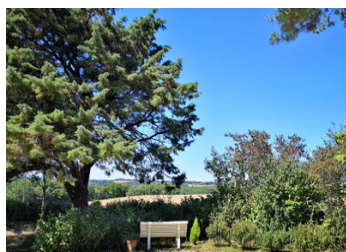


Newly renovated 2 bed/2 bath country cottage. Striking new kitchen. Fenced mature garden. Sunny conservatory.

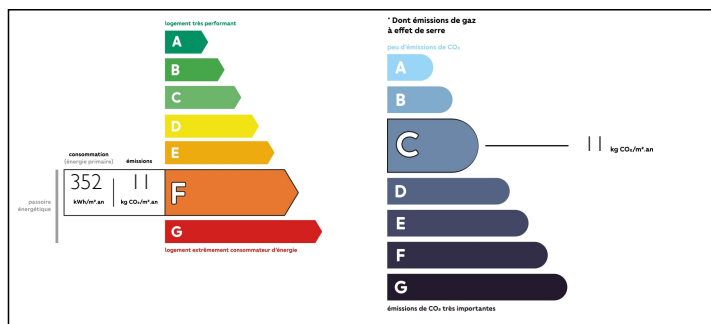


INFORMATION

Town:	Séailles
Department:	Gers
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	2336 m2



ENERGY - DPE



IN BRIEF

This spacious and yet cosy cottage is set on 2336m2 of fully fenced land surrounded by open fields, ensuring perfect privacy. The attractive 106 m2 house features a new (2021) fully equipped, country-modern kitchen which is flanked by a pantry area and a separate laundry and boiler room; formal dining room with French doors and an excellent stone fireplace/wood burner; airy living room with beamed cathedral ceiling; two bedrooms and two bathrooms (both fully renovated 2020); bright and sunny conservatory that brings nature into the living area and allows winter enjoyment of the garden. Adjacent to the dining room and kitchen is a large well-shaded landscaped patio and barbecue area that provides all-summer outdoor enjoyment. New central heating system (2021); new septic tank (2020); electric gates to the property. 2 outbuildings. Only 6 minutes away from the village town of Aignan, 8 minutes from the bustling market town...

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.



LOCAL TAXES

Taxe foncière: 256 EUR

NOTES

DESCRIPTION

Area highlights:

- *Marciac and Marciac Jazz Festival
- *Plaimont and Saint Mont wineries and events
- *Eauze, with an amazing Thursday market, and famed for its Roman heritage and antiquities
- *Lupiac, the home of the dashing Musketeer, D'Artagnan
- *Aignan, with its Monday market, Plaimont wine cave, and lake
- *Bassoues, a medieval village with a castle-tower and a delightful Sunday market
- *Nogaro with a velorail, aerodrome with light aircraft and gliders and race car circuit
- *Termes D'Armagnac, with a medieval castle overlooking the Adour region
- *The Maison de L'eau in Ju-Belloc, which features a wonderful nature trail along the Adour River
- *Numerous wineries and Armagnac producers
- *Swimming Lakes with Sandy beaches at Lupiac and Aignan
- *Spa Castera Verduzan and Barbotan

Dimensions:

- Sunroom 11m2
- Living Room 24m2 height 4m
- Dining Room 18m2
- Kitchen 14m2
- Bedroom 15.6m2
- Bathroom 3.9m2
- Bedroom 12.1m2
- Bathroom 6m2
- Laundry 7.4m2
- Boiler Room 4.4m2
- Outbuilding 25m2
- Outbuilding 4m2

Distances:

- Demu 6mins
- Aignan 6 mins
- Eauze 8 mins
- Vic Fezensac 18mins
- Nogaro 20 mins
- Marciac 35mins