

Rural Gascon 4 bedroom stone house. 2 acres land Pool, jacuzzi and tennis court. Outbuildings well and pond

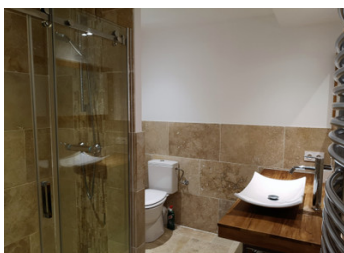


## INFORMATION

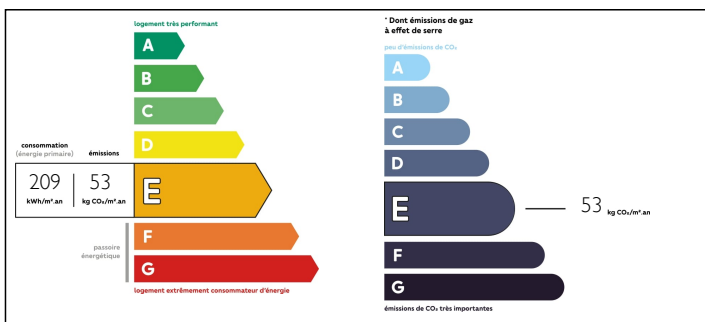
Town:	Aignan
Department:	Gers
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	8474 m2

## IN BRIEF

This lovely traditional Gascon house from 1871 and retaining original features is set up a long track off a very small country lane and yet less than 4km from a village with amenities including a swimming lake with beach. There is approx. 100m2 of outbuildings which have potential as a gite. Plenty of well lit living space with the 41m2 Sun room which includes an indoor BBQ for all year round use. Decked terrace areas of 47m2 lead to a jacuzzi and down to the tiled pool area. Terrace area and tennis court to the other side of the property. Oil central heating and double glazing 8474m2 of land that includes a well and a pond



## 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.



## LOCAL TAXES

Taxe foncière: 1284 EUR

## NOTES

## DESCRIPTION

Approach via a long drive to a gated entrance.

Entrance door to:

Hallway 14.4m<sup>2</sup>

to the right

Dining room 18.2m<sup>2</sup> with open fireplace

Kitchen/breakfast room 19.5m<sup>2</sup>

to the left

Snug 18.3m<sup>2</sup> door to

Sun room of 41m<sup>2</sup> with glass on 3 sides, heating, electric shutters and BBQ.

From an inner hallway is the Utility room with WC 10.3m<sup>2</sup>

and second access to the Sunroom.

Upstairs

Landing 13.4m<sup>2</sup> with stairs to loft area

Bedroom - Double aspect 18.7m<sup>2</sup>

Bedroom 18.4m<sup>2</sup>

Bedroom 10.7m<sup>2</sup> with dressing area 3m<sup>2</sup> and en suite 4.9m<sup>2</sup> with underfloor heating.

Family bathroom 6.1m<sup>2</sup> with underfloor heating.

Bedroom 9.7m<sup>2</sup>

Outside

Full-sized tennis court

Jacuzzi

Chlorine Pool 9.2m x 6.05m depth 1.25 - 1.6m 51m<sup>3</sup>, Pump and sand filter replaced 2019

Abri for pool equipment 11.5m<sup>2</sup>

Garden chalet 17.8m<sup>2</sup> ( needs attention)

Garage 36m<sup>2</sup> with mezzanine

Rear room 12m<sup>2</sup>

Cellar 12m<sup>2</sup>

Workshop 12.3m<sup>2</sup>

Abri 33m<sup>2</sup>

Septic tank replaced in 2014

House roof 2005

Workshop and garage roof 2007

Distances:

Aignan 4 minutes

Eauze, Vic Fezensac and Marciac less than 30 minutes for all shopping requirements and festivals.