

Bungalow in enclosed garden situated a stone's throw away from the centre of the bastide village of Marciac.



INFORMATION

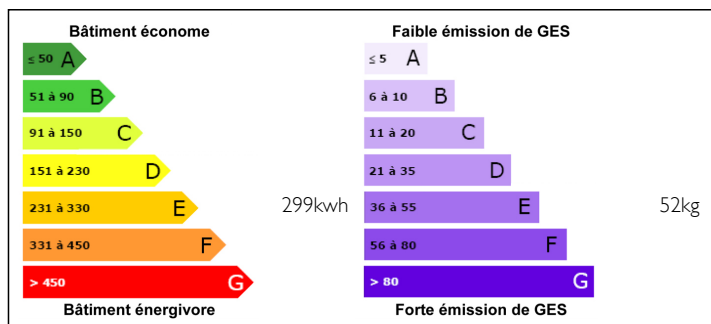
Town:	Marciac
Department:	Gers
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	430 m2



IN BRIEF

Bungalow built in 1973 with main accommodation of 90 m², adjoining additional studio/room with independent entrance and double garage in enclosed grounds of 430 m² accessible via a single gate and a double gate.

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: 790 EUR

NOTES

DESCRIPTION

This very desirable home is in the highly sought after Bastide village of Marciac, which is about a forty-minute drive from the town of Tarbes and the International airport of Lourdes (flights to Paris, London, Brussels, Dublin, Rome, Milan-Bergamo and many more destinations). Toulouse, Bordeaux, San Sebastian, the beautiful beaches of the Atlantic coast and the Ski slopes of the Pyrenees are all within easy reach (two-hour drive approximately from the property).

The property offers living space which includes a large well-equipped kitchen (14 m²) which opens into the large dining room/lounge (19 m²), two double bedrooms and a family bathroom. Adjoining to the main accommodation is a studio/room (12 m²) with independent access and a double garage in the enclosed grounds (430 m²) of this property. The property is accessible via a single gate and a double gate. Additional private parking space is available in front of the double gate entrance.

Heating and hot water are provided by a gas boiler. This property would make an ideal family home with its proximity to the centre of Marciac and its full array of amenities (schools, doctor surgery, vet surgery, cinema, regional cultural centre, art galleries, supermarkets, restaurants, cafés, ...) and/or a holiday home with the option to rent it out during the period of the Festival Jazz in Marciac to raise a substantial income.

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