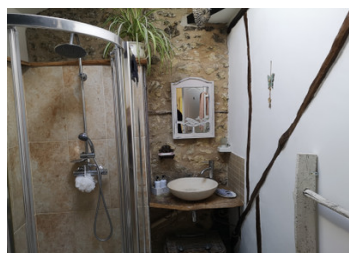


UNDER OFFER Gascon 3 bedroom renovated stone house with garden, pool, covered terrace and outbuilding



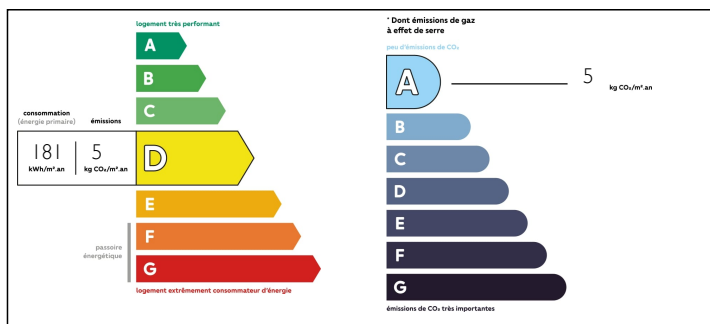
INFORMATION

Town:	Vic-Fezensac
Department:	Gers
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	600 m2

IN BRIEF

Lovely stone property renovated with care and style. Set in a small hamlet of 3 other properties and a farm at the end of a no-through lane in a quiet environment. The house has 2-3 bedrooms - bedroom 3 would make a lovely office for those working from home. The split level sitting room and dining room is cosy with the woodburner. The kitchen is welcoming with a second woodburner. The same care has been taken with the walled garden. It is well laid out for easy maintenance, with a pool with a covered terrace for relaxing or entertaining to the front and a second area to the rear with a vegetable garden. A large outbuilding completes the ensemble.

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

Entrance gate to enclosed garden area.

Entrance porch leading to

Hallway 5m² with WC

To the right

Kitchen 20m² with door to rear garden to the left

Dining area 12 m²

Sitting area 14m²

Landing area 6m²

Shower room 6m²

Bedroom 14m²

Bedroom 12m²

Bedroom or office 15m²

Swimming pool 8m x 4m chlorine

Covered terrace 9m²

Outbuilding 70m² - double height - possibility to convert subject to planning.

LOCAL TAXES

Taxe foncière: 911 EUR

Perfect as a main home, a lock-up-and-leave holiday home or as a quality holiday rental.

Fetes locally: Tempo Latino Vic Fezensac,

Market Friday morning Vic Fezensac

Vic Fezensac is 10 minutes with all amenities

Auch 20 minutes

Toulouse 1h15

The Drainage :Fosse Septique is not au norme

The windows are single glazed, there is insulation in the roof and also some walls internally.

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

NOTES