

Spacious, traditional Gascon farmhouse with pool, views of the rolling countryside. Business potential.



## INFORMATION

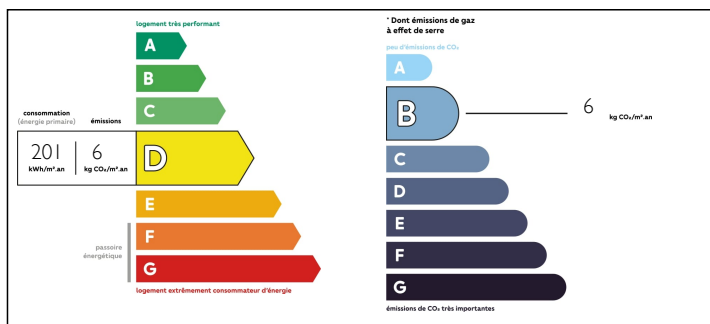
Town:	Fustérouau
Department:	Gers
Bed:	6
Bath:	4
Floor:	229 m2
Plot Size:	3353 m2

## IN BRIEF

Located in the heart of the Bas Armagnac region of Gers this substantial, 6 bedroom house provides flexible living for a large/extended family and/or business potential. This spacious and comfortable home with traditional features includes; beamed ceilings, tomette floor tiles, shutters to all windows, wood burners and electric heating. The arrangement and flow of the kitchen, living and dining area is ideal for entertaining and making the most of indoor/outdoor living. The well maintained garden offers landscaped pool area with pool 10 x 5m2, terrace and outdoor lighting, a covered terrace, and double garage providing ample storage space. It is close to the towns of Nogaro, Plaisance, Riscle all providing supermarkets, doctors and a wide range of amenities.



## 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.



## LOCAL TAXES

Taxe foncière: 1472 EUR

## NOTES

## DESCRIPTION

The house, Arranged over ground and first floor, was renovated in the early 1990's and the garage was built 10 years ago.

A double hardwood door opens to the entrance hallway 20m<sup>2</sup>, beamed ceiling, tiled floor, a window near the staircase with storage underneath would lend itself also to an office space. Left door to opens to the KITCHEN 20.6m<sup>2</sup> fully equipped with modern white, glazed wall and ample base units, induction hob, oven, integrated microwave lights, window to the front drive, spot lights, tomette floor tiles

DINING AREA 16.5m<sup>2</sup> tiled floor window with views to countryside and double doors into the lounge area 53.5m<sup>2</sup> with 2 windows, 2 patio doors to the terrace, fireplace with wood burner, beamed ceiling, tiled floor. Return to the entrance hallway the 1st door on the right opens to a downstairs BEDROOM 21m<sup>2</sup> with window, fitted wardrobes and door to downstairs BATHROOM 11.27m<sup>2</sup> bath, enclosed shower, toilet, sink and, fully tiled floor. Adjacent to this room is the UTILITY 3.5m<sup>2</sup>.

The oak staircase leads to spacious, double aspect landing with BATHROOM 10.7m<sup>2</sup> half paneled with bath, enclosed shower, hand basin, and window. Separate WC of 2m<sup>2</sup>. The second door leads to the 2nd BEDROOM 20.85m<sup>2</sup> with double fitted wardrobes, wooden floors and window to the front of the house.

Take the right corridor 7.6m<sup>2</sup> to a further 4 bedrooms all with fitted wardrobes, electric heaters and windows with views of the beautiful grounds and countryside

BEDROOM 3 14.56m<sup>2</sup>

BEDROOM 4...