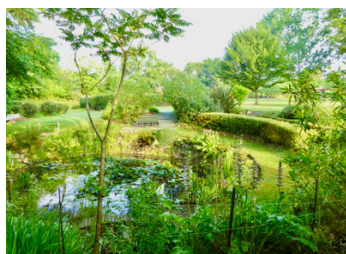


Beautifully renovated 3 bed property quiet location, glorious garden and heated pool. Outbuildings.



INFORMATION

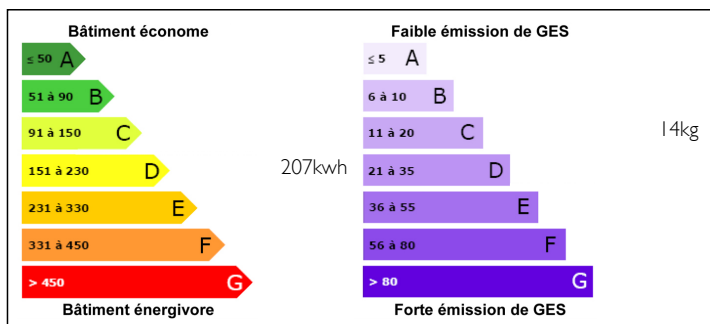
Town:	Marciac
Department:	Gers
Bed:	3
Bath:	3
Floor:	191 m2
Plot Size:	5000 m2



IN BRIEF

Tucked away in the countryside not far from Marciac this excellent property sits behind electric gates and offers everything you would want in a family or a holiday home. Renovated to a high standard a lot of thought has gone into the interior and exterior design. For outside living you have a lovely pool area and terrace, an indoor/outdoor entertainment, open terraces and seating around the pond. Indoors a large open plan kitchen dining area a cosy sitting room and a TV /music room/office. Heating/cooling options are woodburners, gas central heating or electric reversible heating/ air conditioning units giving you the best energy options for economy. Outbuildings and garage offering plenty of storage In a hamlet and yet secluded the garden offers total privacy with views over the countryside. The garden, like the house is well laid out and includes a lovely vegetable garden. Good internet for those wishing to work from home Microstation

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

Dimensions

Kitchen/dining room 43m2 with woodburner

Sitting room 26m2 with woodburner

Office 29m2

Utility room 10.5m2 with boiler and storage and door to outside.

Bathroom 9m2

Bathroom 4.5m2

Bathroom 4.3m2

Dressing room 8m2

Bed 1 15m2

Bed 2 11m2

Bed 3 11m2

Landing 16.7m2 lined with storage

Hall 7m2

Terrace room 26m2

Heated Pool 10 X 4m with patio area and Pergola

Fish pond with water features and seating area

Well

Garage

Woodstores

Vegetable garden with water collection and storage

Distances

Marciac 15mins with the International Jazz festival

Maubourguet 8mins

Tarbes 35mins train and airport

Pau 1h

Toulouse and Bordeaux 2h

Skiing 1h30

Coast Atlantic 2h10 Med 3h10

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

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES