

Wow! Stunning mountain views for this extremely well presented luminous 2-3 bedroom house close to Marciac;

EXCLUSIVE



INFORMATION

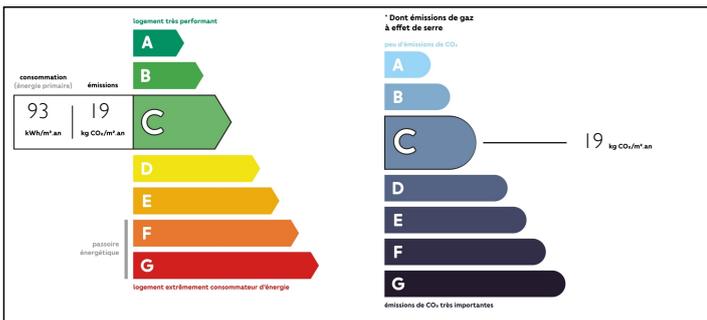
Town:	Marciac
Department:	Gers
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	2919 m2



IN BRIEF

This house is ready to go as a fantastic main home, a holiday home or a holiday rental - it ticks every box! A gem hidden away in the Gers countryside on a ridge close to the very popular town of Marciac with an approach via a small lane leading to a well maintained gravel driveway, garage and parking area. No neighbours. The house has 2 bedrooms at present as the third downstairs is being used as an office, a lovely open plan kitchen living area and terraces on 3 sides - one of which is covered.

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

The building started as a hunting lodge for the local gentry and then a post office before it fell to ruin. In 2007 it was completely restored as a home.

This lovely house sits in 2919m² of well maintained garden with established shrubs and trees and views over the open countryside to the mountains. It benefits from a very recent gas boiler, double glazing throughout and a wood-burner for those cosy evenings.

The kitchen has fitted top of the range appliances. The large windows and patio doors let in plenty of light and make the most of the excellent views.

Dimensions floor area:

Entrance hall 4.9m²

Kitchen 16.3m²

Living area 38.7m²

Salon 9.4m²

WC 1.7m²

Office 7m²

Landing 1.2m²

Master bedroom 22.8m²

Ensuite 7.5m²

Bedroom 14.2m²

Family bathroom 7m²

Utility 3.8m²

LOCAL TAXES

Taxe foncière: **165 EUR**

NOTES

Distances:

Marciac 10mins

Vic Fezensac 30 Mins

Toulouse 1h40

Bordeaux 2h

Pau 1h15

Tarbes 1h

Coast Med 3h

Coast Atlantic 2h

Skiing 1h40

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou