

Lovely 4 bed hamlet property, outbuildings, covered terraces & heated pool. Heat pumps & solar panels. Aircon!



INFORMATION

Town:	Cassaigne
Department:	Gers
Bed:	4
Bath:	4
Floor:	280 m2
Plot Size:	9000 m2



IN BRIEF

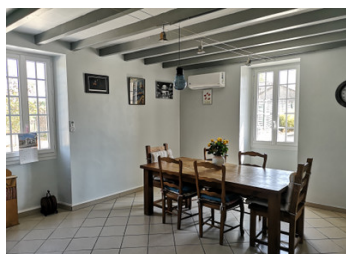
Set between Vic Fezensac and Condom this lovely hamlet home has so much to offer as a principal home, holiday or a rental property. It ticks most people's boxes! It offers privacy yet not isolated, close to commerce but not on the doorstep, minimal traffic, quiet and calm. 4 large bedrooms, 4 bathrooms, terraces and outbuildings, including one that has water power and a drainage used as a party place at present would be easy to convert to guest house, subject to planning. Large heated pool with patio area.

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: 2231 EUR

NOTES

DESCRIPTION

Many improvements have been made. It has been Insulated, reroofed and rewired and the fosse septique is recent.

Everything has been thought of! The woodburner also run the radiators, in addition there are reversible to the heat pumps so heating or cooling, hot water storage, and oil central heating to make for an economical and comfortable property all year round. Plus a permanent connection for a generatorjust in case.

The hamlet is made up of 8 properties and is very much a community with all neighbours helping each other so you are assured a warm welcome.

Land size is not exact.

There is a neighbouring property back wall on a small part of the boundary orientated away so privacy maintained.

Dimensions:

Ground floor

Large entrance hall 12.4m²

Study 23m²

Dining room 13m²

Kitchen/Diner 32m²

Sitting room 27m²

Bathroom 1 11.5m² with laundry appliance niche of 1.5m²

Storage 13m²

Storage 1.7m²

First Floor

Landing 17m²

Bathroom 2 6m²

Master bedroom 27m²

Dressing room 11.7m²

Ensuite 11.4m²

Bedroom 2 21m²

Bedroom 3 22m²

Bedroom 4 25m²

Bathroom 3 6.7m²

Outside the house is central to the plot with a gated