

Ref: A18712CT32

Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

#### Property to renovate in quiet location +22ha land with water source +outbuildings + close to tourist town



### INFORMATION

Town: Marciac

Department: Gers

Bed: 2

Bath: 0

Floor: I30 m2

Plot Size: 220000 m2









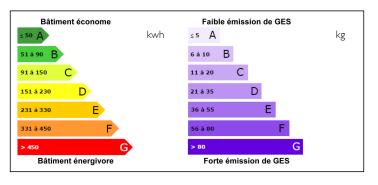




### IN BRIEF

This old stone farmhouse requires complete renovation so is a blank canvas. Approximately 200m2 of exploitable space. In a small quiet hamlet this old property has many original features including the original flooring: tiles and terracotta, wooden flooring and fire place. There are attached outbuildings and a large modern farmbuilding on the land. A water source is also on the land.

# **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.





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### DESCRIPTION

Room sizes
Entrance hall 15.6m2
Kitchen 20m2 with fireplace
Room 15.8m2
Room 18.4m2
Landing 10m2
Bedroom 20m2
Chai concrete floor 29m2
Outbuildings 67m2
Modern Farmbuilding 290m2
22Ha of land

Festivals
Jazz in Marciac
Tempo Latino Vic Fezensac
Rock in Montesquiou
Country Mirande
Roman festival Eauze

## **NOTES**

Things to do:

Walking

Swimming lakes with sandy beaches Aignan and

Lupiac

Wine tasting

Eating

Fishing rivers and lakes

Gliding Nogaro and Auch

Motor Racing Nogaro

Car Boot sales

Canoeing

Cycling

Skiing

Distances:

Marciac 7mins

Vic Fezensac 30 Mins

Toulouse 1h40

Bordeaux 2h

Pau Ih15

Tarbes Ih

Coast Med 3h

Coast Atlantic 2h

Skiing Ih4O

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