

+3 Bedrooms + 1.8Ha + quite location + lovely open views + outbuilding

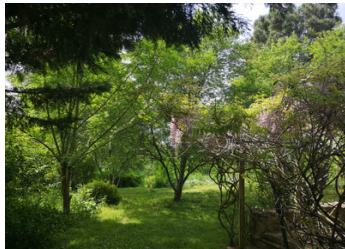


## INFORMATION

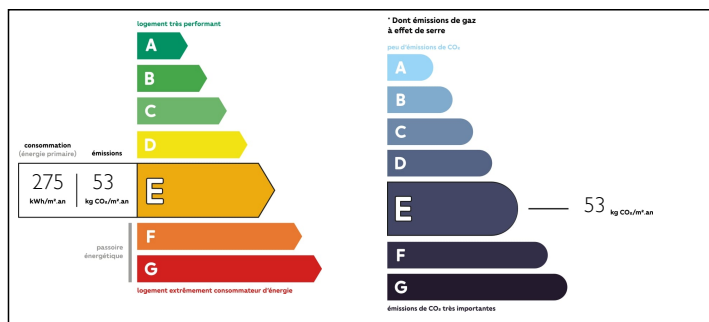
Town:	Manciet
Department:	Gers
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	18007 m2

## IN BRIEF

Situated at the end of a track and a minutes outside Manciet, not far from the Chemin de St Jacques de Compostelle, you find this property tucked away in the tranquillity of the Gersoise countryside. The 2 terraces and large conservatory offer plenty of places to enjoy the views summer and winter. Central heating, insulation and double glazing throughout as well as a wood-burner making this is a very cosy home. The house is on a single level making it very accessible.



## 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: **762 EUR**

## NOTES

## DESCRIPTION

### Room Sizes

Entrance door to

Conservatory 14.7m<sup>2</sup> accessed from the sitting room and kitchen with storage area (2m<sup>2</sup>)

Sitting room 25.7m<sup>2</sup>

Office area 7.6m<sup>2</sup>

Kitchen with fitted units 12.9m<sup>2</sup>

Hallway 4.4m<sup>2</sup>

WC 1.7m<sup>2</sup>

Bedroom 13.9m<sup>2</sup>

Bedroom 10.3m<sup>2</sup>

Bathroom - WC, basin, bath with shower over 5.8m<sup>2</sup>

Bedroom 9.5m<sup>2</sup> with shower room 2.6m<sup>2</sup>

Boiler room 1.96m<sup>2</sup>

### Outside

Through gates to gravel frontage with parking  
1.8Ha of land including a lovely garden area with trees and shrubs,

Terrace to the south 20.8m<sup>2</sup>

Terrace to the east 8.8m<sup>2</sup>

Car port

Woodshed 2.2m<sup>2</sup>

Barn 23.5 m<sup>2</sup> height 4.6m

### Things to do

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou

Country Mirande

Roman festival Eauze

### Things to do:

Walking

Historic buildings and cultural events

Swimming lakes with sandy beaches Aignan and Lupiac

Wine tasting

Eating

Fishing rivers and lakes

Gliding Nogaro and Auch