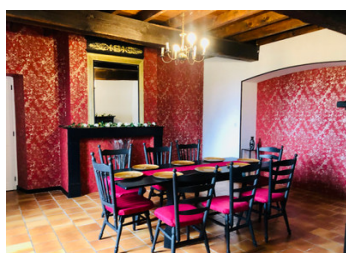


Beautiful farmhouse with five gites, terraces, in ground pool, views of the peaceful, Gascon countryside



INFORMATION

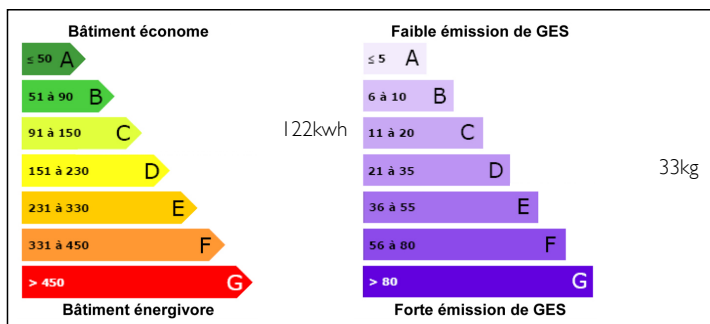
Town:	Marciac
Department:	Gers
Bed:	14
Bath:	10
Floor:	524 m2
Plot Size:	3610 m2



IN BRIEF

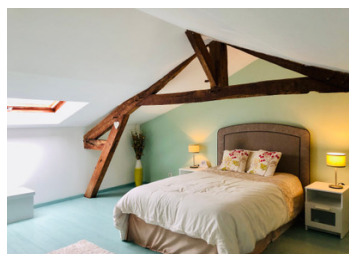
This beautiful, large family home of 204 m² on two floors, five gites of 90, 50, 50, 90 et 40 m², large 13 m x 5m pool and terraces in landscaped grounds of 3610 m² is situated a short drive from Marciac; famous for it's international, annual Jazz Festival. This carefully maintained property with stylish decor offers substantial income generating potential as a turn-key gite business; as well as the five gites there is further potential to develop Bed and Breakfast accommodation in the large main house. It is nestled in the breath-taking Gers countryside. Forty-minutes drive from the town of Tarbes and the International airport of Lourdes (flights to Paris, London Stansted, Milan-Bergamo and many more destinations). Toulouse, Bordeaux, San Sebastian, the beautiful beaches of the Atlantic coast and the Ski slopes of the Pyrenees are all within easy reach (two-hour drive approximately from the property).

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: 2800 EUR

NOTES

DESCRIPTION

Gascon farmhouse of 204 m² on two floors offering ample family accommodation including on the ground floor, three large rooms (reception, lounge and dining room) of 26, 27 and 28 m², a large well-equipped farmhouse kitchen (20 m²), a large laundry/utility room (12 m²) and a bedroom (20 m²) with French windows, and an adjoining bathroom (9.5 m²) et WC (2.5 m²). On the first floor there are two large bedrooms (26 m² each) and a family bathroom/WC. A gas boiler services the central heating and hot water feeds in the house.

The family home has it's own private terrace, garden and vegetable plot.

The five Gites have independent entrances and access through French windows to private terraces, the garden and the shared pool. The accommodation in all the Gites is on two floors.

Gite 1 has a living-space of 90 m² divided into on the ground floor, a large living/dining room with a kitchen space, a bedroom a shower room and separate toilet and on the first floor two bedrooms and a bathroom/WC

Gites 2 and 3 have a living-space of 50 m² divided into on the ground floor, a living room with a kitchen space and a shower room and toilet and on the first floor two bedrooms and a shower room/WC.

Gite 4 has a living-space of 90 m² divided into on the ground floor, a large living/dining room with a kitchen space and on the first floor three bedrooms and a...