

Lovingly renovated 4 bed farmhouse with annex for completion in beautiful grounds of 3008m2



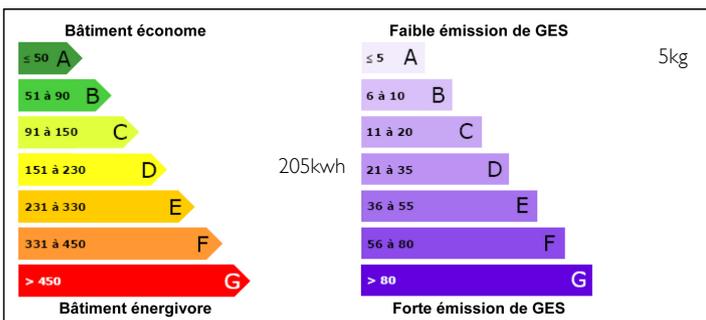
INFORMATION

Town:	Viella
Department:	Gers
Bed:	4
Bath:	2
Floor:	190 m2
Plot Size:	3008 m2

IN BRIEF

This renovated traditional farmhouse is located in department 32, South West France. Gers is famous for its BIO vines producing world famous Armagnac, wines and Floc. The breath taking rolling countryside offers views of the Pyrenees. Weekly local markets in Plaisance and Riscle offer the typical french culture of a coffee with friends and the fresh local produce such as duck, melon, cheese and honey. Set in 3008m2 of well kept gardens with a recent new gravel driveway. This lovely house has lots to offer, you can simply drop your suitcases and move straight in! The rooms offer good dimensions and luminosity, a good sized outside entertaining area leading off the kitchen allows al fresco dining and aperos. The large annex provides a great business opportunity and further space is offered with the original wine press room (plumbing for WC). The barn/workshop/piggery provide ample storage space...

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

This beautiful house would be ideal for people who work from home and has the added bonus of the annex to develop for business potential.

New electrics, new house roof and new windows (double glazed).

The house comprises of:

GROUND FLOOR

Hallway 10.4m² tomette floor tiles, beamed ceiling, stop tap, electrics

Bedroom 1 18.5m² with window to front of house, tiled floor, door to separate WC, door to shower room 2.38m² with sink, vanity unit, shower/wet room with electric heater

Sitting room 24.34m² tiled floor, window to front of house, electric heater door to kitchen

Kitchen/dining room 27.2m² tomette tiled floor, patio doors to garden, window with garden views, beamed ceiling, open fire place with cream wood burner, fitted shelving, Leisure Cook Master range oven with gas bottle, wooden counter top, Belfast sink, splash backs to cooker and sink area, door to cloak room and

Utility room 6.82m² sink, shelving, window, plumbing for washing machine

Cloakroom 4.70m²

Wine Presse room 56.42m² original wine presse, concrete floor, windows, plumbing for WC, double wooden doors to annex

Annex 91.74m² single glazed patio doors to front gravel garden and 2 windows, concrete floor, stone walls, beamed ceiling - great business potential!

FIRST FLOOR

2nd bedroom 27.37m²

3rd Bedroom 11.38m²

4th Bedroom 9.88m²

Shower room 2.5m² WC, sink, enclosed shower

EXTERIOR

The mainly lawned, large grounds would easily accommodate a pool; planted with peach, apple, silk, olive, palm and walnut trees and complimented with lavender, yukka and cannas. This pretty garden is ideal for outdoor living, gardening enthusiasts could

LOCAL TAXES

Taxe foncière:

365 EUR

NOTES