

Lovely 4 bed character property, peaceful location. Heated Pool+ Sauna. Mature garden + Outbuildings



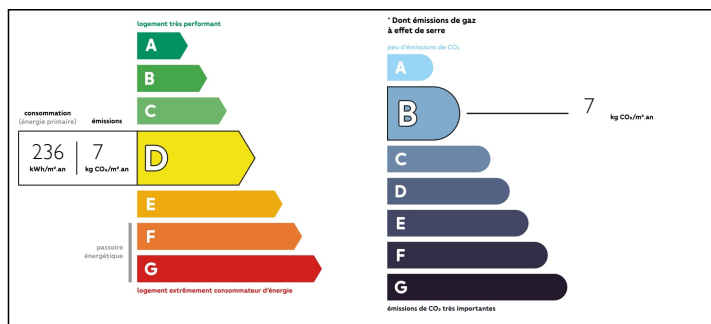
INFORMATION

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|-------------|----------|
| Town: | Bassoues |
| Department: | Gers |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 185 m2 |
| Plot Size: | 2844 m2 |

IN BRIEF

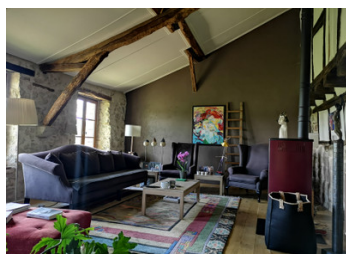
Beautifully restored and versatile Traditional Gasconne farmhouse with views over the open countryside set in a mature garden with fruit trees. Heated Chlorine pool 8 x 4m Wood stove sauna The property has retained many original features from the stone work and beams ,old stone sink to the terracotta floors in all a lovely blend of old and creating a cosy and luxurious home. The large kitchen is open to the living area with a vaulted ceiling and a pellet burner. Breakfast room and a separate dining room with a second pellet burner. Downstairs bedroom. Perfect Main residence or lock up and leave holiday home with security system or Holiday rental.

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: 1242 EUR

NOTES

DESCRIPTION

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou

Country Mirande

Roman festival Eauze

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

Golf 10mins Pallane or Auch or Eauze

Property in detail - floor plan and additional photos available on demand

Ground Floor

Kitchen 19m²

Salon 32m² with pellet burner

Dining Room 29m² with pellet burner

Bedroom 13.6m²

Shower Room 1 3.6m²

Shower Room 2 6m²

2 x WC 1m²

Utility/ storage 11.2m²

First Floor

Bedroom 2 18.4m²

Bedroom 3 12m²

Bedroom/office 4 12.7m²

Dressing Room 3.4m²

Attic space 1 22m²

Attic space 2 46m²

Attached Outbuildings comprise: