

A building with 3 apartments with a panoramic view of the Pyrenees, a large garage and a plot of 2811 m²



INFORMATION

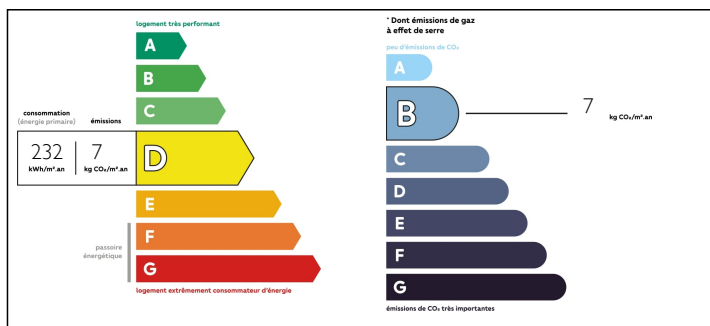
Town:	Plaisance
Department:	Gers
Bed:	6
Bath:	3
Floor:	294 m ²
Plot Size:	2811 m ²

IN BRIEF

A wonderful investment opportunity with this property with three very spacious apartments. There is a large garage with a new roof and mezzanine area that was to be converted into a fourth flat.

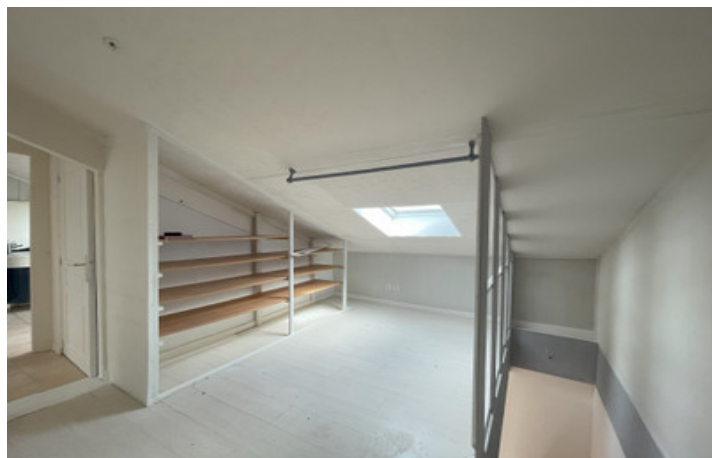


ENERGY - DPE



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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

If you are looking to invest in property in the South of France, here is the opportunity!

This investment property is located close to Marciac, a popular vacation destination famous for its international Jazz festival. It consists of 3 large apartments (104 m², 82m² and 106m²) that could be used as long-term or vacation rentals.

All flats have their independent entrances. Inside, each has a spacious open plan kitchen/living room, 2 bedrooms, shower room and a toilet. From the living room area large double-glazed doors lead to private terraces with a panoramic view of the Pyrenees. At the back, there is plenty of space to park cars.

Currently connected to flat 3, is a very large garage (78m²) with a new roof and a nice mezzanine area (not measured) and an attic room (not measured) with wooden beams, which could be easily converted into an attractive fourth flat.

A kitchen, shower room/toilet and a staircase to the mezzanine would need to be built, but there is water, electricity and drainage connections inside (electricity, outlet to the septic tank) or on the other side of the wall of the garage (water).

Dimensions:

Flat 1 (104.52m²)

Entrance hall – 11.02m²

Open plan kitchen/living room – 49.61m²

Bedroom 1- 13.42m²

Bedroom 2 – 15.77m²

Dressing – 6.24m²

Shower room – 6.59m²

Toilet – 1.87m²

Flat 2 (82.61m²)

Open plan kitchen/living room – 66.45m²

1st floor

NOTES