

Exceptional & economic ! Stunning views ! 4 Bed property + 78m2 wrap around Conservatory + 6HA + heated pool



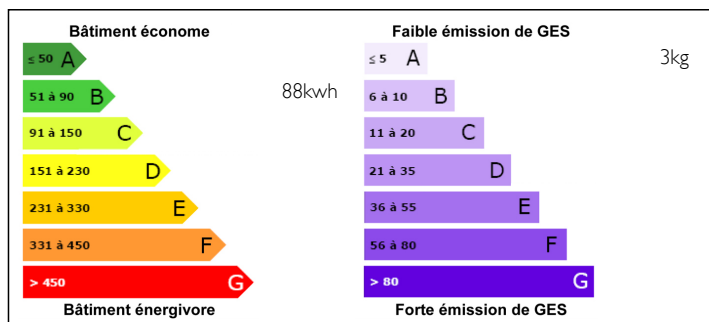
INFORMATION

Town:	Marciac
Department:	Gers
Bed:	4
Bath:	4
Floor:	350 m2
Plot Size:	59691 m2

IN BRIEF

A MUST SEE! Amazing uninterrupted panoramic views to the Pyrenees for this exceptional 350sqm, energy efficient, 4 bed property, is set in 15 acres of land on the edge of a village. Spacious proportions including a stunning glazed veranda and shady terrace area allow for family life, entertaining and working from home. The house features under floor heating, a wood burner and a heated 10 x 5 m pool with electric cover.

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: 2200 EUR

NOTES

DESCRIPTION

This traditionally styled property is elegantly constructed with quality materials and features local Gers stone.

Ground floor:

Entrance

-Chef's kitchen 21m2, fully equipped, with 2 ovens, 2 Sommelier wine cabinets

-Linked utility Kitchen 11m2

-Second utility/boot room 11m2

-Two WC's each 2m2

-Dining Room 19m2

-Salon 37sqm, with central wood burner and four double doors

-Office 9m2

-All weather glazed Conservatory 78m2

-Shady pergola

-Outside dining area

-Gardens

-Magnificent views.

-Staircase with hand forged balustrade leads to the first floor

First floor:

-Master suite with:

Bedroom 20sqm, bathroom 17sqm, dressing room 13sqm and laundry room 5.4m2

-Two further double bedrooms 17.6m2, 11m2 with WC and basin 1.7m2

Family Bathroom 6.5m2

Bedroom 11m2 with ensuite

Outside:

-The terrace leads to

-A courtyard

-Pool house with WC, shower, 7.5m2 and storage

-Pool with night lighting

-Workshop 25m2

-Walled vegetable garden with raised beds,

-Watering system

-Storage

-Greenhouse