

Stone built house (94m2) on the outskirts of Fourcès with over a hectare of land.



INFORMATION

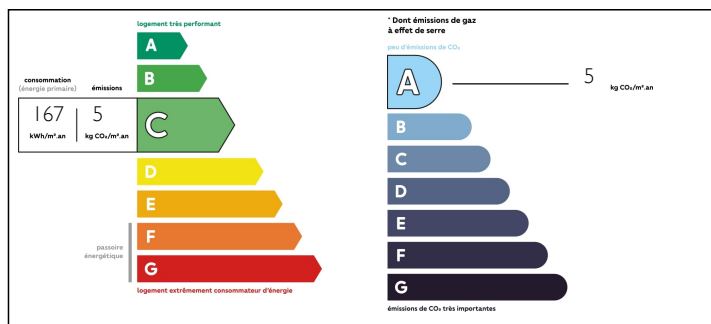
Town:	Fourcès
Department:	Gers
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	10338 m2

IN BRIEF

This charming, neatly sized country house has been mostly renovated with the finishing touches to be done by a new owner, and is full of potential. There are two good-sized bedrooms with the possibility of a third, a kitchen dining room, a garage and various outbuildings. This is all set in 1.3 hectares of well-kept land and yet only minutes from the beautiful village of Fourcès. Priced to sell and in the heart of the beautiful Gers, this would make an ideal second home or holiday rental. Viewing is highly recommended to appreciate the full potential.

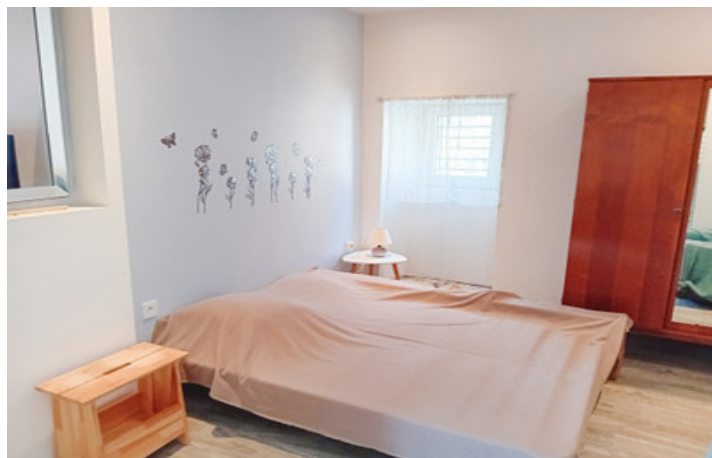


ENERGY - DPE



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: 456 EUR

NOTES

DESCRIPTION

Set back from a quiet road, a driveway leads to this simple stone built house.

On entering there is a bright kitchen/dining room (24m²) leading to a living room (18m²) with wood burning stove and doors to the garden.

On this floor there is a first bedroom (11 m²) and bathroom with shower and separate WC.

Wooden stairs lead to the second bedroom (19m²), a study (7m²) and a dressing room. One of these rooms could easily become the third bedroom.

Outside there is a garage and several outbuildings.

The land, which is partly constructible, is well maintained with a vegetable garden, an orchard, meadow and a forested area to the rear of the property.

Location and Infrastructure:

Fourcès is situated in the northern Gers, on the borders of Lot-et-Garonne, and in ancient province of Gascony.

This medieval bastide village (a 13th century clock tower still remains) is officially recognised as one of the most beautiful in France. 'Les Plus Beaux Villages de France' is an independent association created in 1982 for the promotion of small rural villages with a rich cultural heritage. There are currently only 172 villages that merit this much-coveted accolade.

And for a village of less than 300 inhabitants the social calendar is also remarkably full. There are arts and crafts galleries, boutiques, and antique shops throughout. And every year, in the last weekend of April, there is held the spectacular and internationally renowned flower festival.

Toulouse Blagnac Airport: 1 hour 37 minutes

Bordeaux Mérignac Airport: 1 hour 45 minutes.