

**UNDER OFFER / Cottage house with gite and swimming-pool on 1,5 HA of fenced land, open views, quiet.**

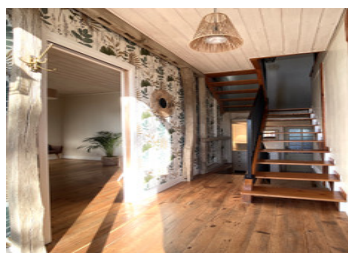
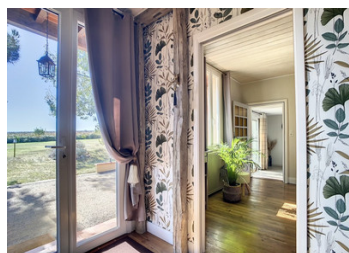


## INFORMATION

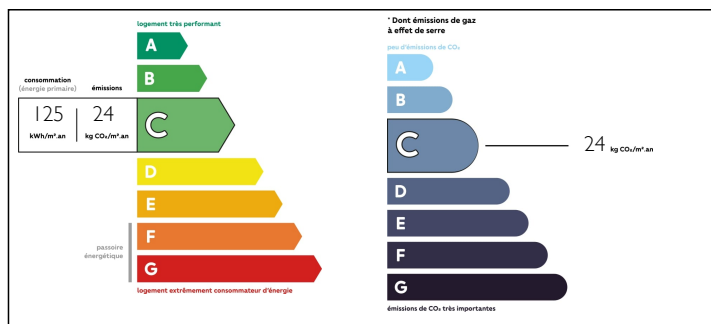
Town:	Masseube
Department:	Gers
Bed:	6
Bath:	3
Floor:	260 m2
Plot Size:	15000 m2

## IN BRIEF

French cottage in excellent condition composed of one building of 346 sqm with : - a main house of approx. 200 sqm habitable space - a second house (gîte) of 75 sqm habitable space - a workshop, a garage - a fenced swimming-pool - flat plot of land with trees of over 1,5 HA, entirely fenced



## 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: **770 EUR**

## NOTES

## DESCRIPTION

The property is situated in the countryside at 3 mn from the village and 15 mn from 3 other places with all amenities.

Lay-out of the main house :

- Ground level : entrance hall, 2 rooms of 14 and 15 square meters (study or bedrooms)
- an open kitchen of 25 sqm
- a dining area of 20 sqm with wood burner and access to the 30 sqm terrace
- a laundry room with toilet of 8 sqm
- a bathroom with toilet of 12 sqm
- Accès to the wine cellar underground of 12 sqm (drainage and ventilation)
- 1st floor : 1 reception lounge / study of 36 sqm with reversible air conditioning
- 1 room of 8 sqm with sloped ceiling
- 1 bedroom of 14 sqm with sloped ceiling
- (NB : split levels rather than full levels)

Lay-out of gite :

- 1 lounge/living area of 21 sqm
- 1 equipped kitchen of 8 sqm with access on outside terrace of 12 sqm
- 2 rooms of 16 and 23 sqm with sloped ceilings
- spacious landing
- (Direct access to the gite from the main house, ground level and first floor)

Dependances :

- 1 adjacent workshop of 22 sqm that can be converted into an extra room for the gite
- 1 garage / storage room of 21 sqm for garden equipment

Chlorine swimming-pool of 8 m X 4 m and 1,20 m depth (Waterair) with tiled beach of 120 sqm and solar shower

Heating :

- fuel central heating
- heat pump (2022)
- wood stove
- reversible air conditioning

Double-glazing everywhere including...