LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30361MAE32 Price: 186 500 EUR

agency fees to be paid by the seller

Pretty villa set in a secured residential parc with 2 swimming-pools, tennis courts















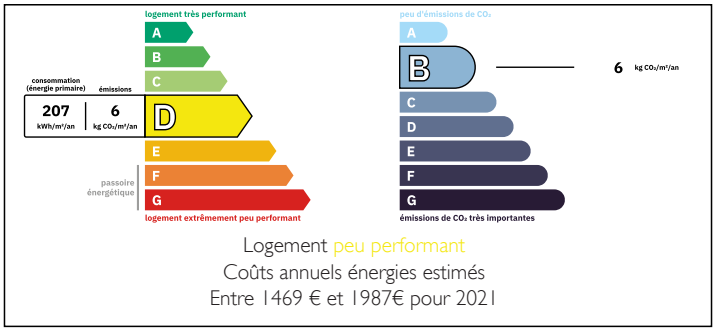
INFORMATION

Town:	Samatan
Department:	Gers
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	747 m2

IN BRIEF

Built in 2000 on a plot of land of 747 sqm, the villa is in perfect condition and is set in quiet surroundings with views on the fields.
Nicely integrated in a pretty residential parc with sporting activities, it has got a commune workshop with tools and work spaces.
A large barn is used for parking for motorbikes etc.
Private parking spaces in front of the villa.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1469 € et 1987€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1359 EUR**

NOTES

DESCRIPTION

The property is on a plot of land fenced with trees of approx. 747 sqm with a villa of approx. 120 sqm composed of :

- 1 large entrance hall
- 1 lounge/dining area of 30 sqm
- 1 fitted kitchen of 9 sqm
- 1 bathroom of 5 sqm with bath, shower and toilet
- 1 separate toilet with sink
- 1 bedroom of 17 sqm on the ground floor
- 1 storage/utility room of approx. 8 sqm
- 1 bedroom of 15 sqm on the 1st floor
- 1 bedroom of 12 sqm on the 1st floor
- 1 covered terrace

Ground heated floor, electric radiators in all the other rooms.

Nice open views on the country side

Parc annual fee of 2120€ voted in general assembly.

Barriers at the entrance and exit of parc (with codes and remote control).

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr