LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36828MAE32 Price: 203 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (190 000 EUR without fees)

Farm for renovation, 5 mn from Auch, new roof, land 6200 qm on a dominant position, dependences















INFORMATION

Town:	Auch
Department:	Gers
Bed:	0
Bath:	0
Floor:	200 m2
Plot Size:	6200 m2

IN BRIEF

Gascon Farm to be entirely renovated (indoors), the roof is new.
This country farm is only 5 minutes from all amenities but enjoys quiet country settings.
Stone buildings with dependences, to be redesign for own purposes.
Good structure, exposed oak beams.
Water and electricity on site, no drains.
A large hangar is behind the house.
The surface of the land is to be agreed : between 6200 sqm and 1 hectare, according to buyer's needs.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**314 EUR**

NOTES

DESCRIPTION

Typical Gascony Farm to be entirely renovated (except for the roof which is new).
Ground surface : approx. 200 sqm
1st floor surface : approx. 100 sqm
The property is composed of an old house, old dependances at the back of the house, side buildings.
The buildings are made of several blocks all inter connected that need to be redesigned for own purposes.
A concrete staircase gives access to the 1st floor.
Wooden floors to be replaced.
Old barns and chicken coops.
Independant hangar at the rear of the house.
Small pond by the house.

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

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