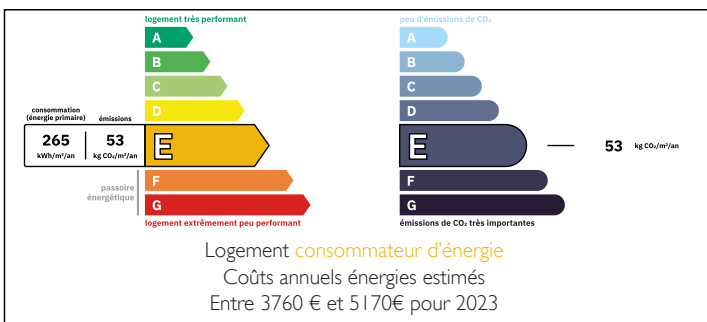


Detached family home with enclosed grounds, garage and outbuildings edge of village location, Panjas GERS (32)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Panjas
Department:	Gers
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	1581 m2

IN BRIEF

Located on the edge of the charming village of Panjas in the Gers (32), this attractive detached property offers a wonderful blend of space, practicality and potential. Set within fully enclosed grounds, the house comes with a garage, workshop, small outbuildings, a covered terrace, and a summer kitchen perfect for enjoying the warm Gascon climate.

Inside, the ground floor features a spacious living room with dining area, kitchen, dining room, two bedrooms +bathroom. Upstairs, you'll find two further bedrooms, an office, and a shower room. The home is oil-fuel heated with reversible air conditioning, ensuring comfort all year round. While the property is immediately habitable, it would benefit from some refreshing/updating to reach its full potential.

In addition, there is an extra plot of land a few meters away to cultivate a vegetable garden, an orchard or a relaxation area.

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.



DESCRIPTION

The peaceful village of Panjas offers a friendly community and has a newly renovated bar restaurant opening this year. With quick access to the famous Circuit of Nogaro (10 mins). You'll find at Nogaro all daily amenities, shops, cafés, restaurants, doctors schools and a clinic.

Eauze the capital of the Bas Armagnac region is a 15min drive and has a bustling weekly market selling local, seasonal produce.

Mont de Marsan and Aire sur L'Adour is a 20min drive in Les Landes (40) department offering all amenities and access to the A65 motorway, access to Spain/Bordeaux.

A lovely opportunity to enjoy the relaxed Gers lifestyle, surrounded by vineyards, rolling countryside and vibrant local markets.

LOCAL TAXES

Taxe foncière: 1411 EUR

NOTES

The property briefly comprises of;
GROUND FLOOR with access for person with reduced mobility

Entrance hall (3m2) ideal as a boot room with wardrobe

Hallway with storage leading to:

KITCHEN fitted with window (10m2)

DINING ROOM (14m2)

LIVING/DINING ROOM with patio doors opening to the front garden (40m2) and spiral staircase leading to the first floor

2 BEDROOMS (9.3m2 & 10.5m2) with one with wardrobe

SHOWER ROOM (6.5m2) with storage furniture

WC (1.8m2)

with useful full height storage in the hallway

FIRST FLOOR

2 BEDROOMS (10.2m2, 16m2) with fitted cupboard each

SHOWER ROOM (8m2) with storage unit

OFFICE (8m2)

EXTERIOR

Fully enclosed and laid mainly to lawn, large double