LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43528YJR32 Price: 173 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (160 200 EUR without fees)

Quirky town house with 2 bedrooms, lounge, garden and room on first floor with patio doors for development.















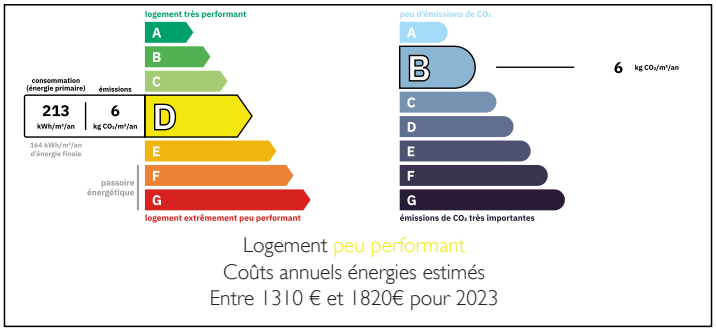
INFORMATION

Town:	Bassoues
Department:	Gers
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	35 m2

IN BRIEF

A quirky two-bedroom townhouse in a picturesque French village, full of charm with additional room to develop. Featuring original elements like exposed beams and stonework, it offers a cosy layout, a garden retreat. Just steps from local cafés and shops. A characterful home in a peaceful yet central setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1310 € et 1820€ pour 2023

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 habitation:	**800 EUR**

NOTES

DESCRIPTION

close to a picturesque village, this delightfully quirky two-bedroom townhouse offers a rare opportunity to create a truly characterful home in the heart of France. Brimming with charm and individuality, the property showcases a blend of traditional features and untapped potential, making it an ideal choice for those seeking a renovation project with both personality and promise.

From the moment you step inside, there is a sense of history and warmth. The existing layout provides two well-proportioned bedrooms, along with a cosy living area that invites relaxation. Original elements—such as exposed beams, stonework, and period details—add to the home's unique appeal, while the overall configuration offers exciting scope for reimagining and modernisation. Whether you envision an open-plan living space, a brighter contemporary kitchen, or a stylish blend of old and new, the house provides a versatile canvas to bring your ideas to life.

The lounge is heated by a Godin wood-burning stove, creating a warm and inviting atmosphere. There is also perfect space for a boutique or a bright, stylish office

To the rear, the property opens onto a garden, a and outdoor haven that feels worlds away from the bustle of daily life. This inviting space is perfect for enjoying long, sun-soaked afternoons, outdoor dining, or cultivating a lush, Mediterranean-inspired retreat filled with herbs, flowers, and shaded seating areas.

Adding to the appeal is an additional room on the first floor currently awaiting renovation. This flexible space offers endless possibilities—whether transformed into an, artist's studio, guest accommodation,...

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