LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48289YJR32 Price: 225 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (212 000 EUR without fees)

Lovely, restored Gascon house with 3 bedrooms , terrace, barn pond and views of Pyrenees















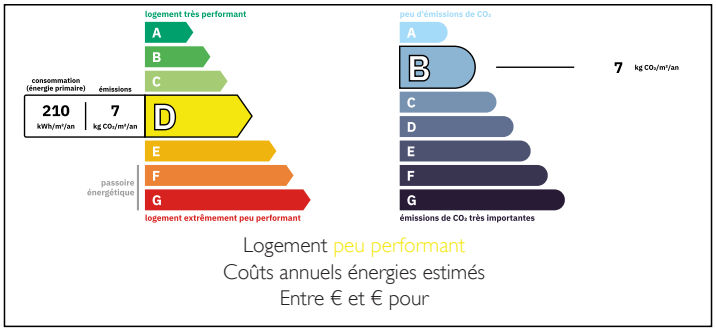
INFORMATION

Town:	Sauviac
Department:	Gers
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	500 m2

IN BRIEF

Nestled in a peaceful setting at the end of a small country lane, this charming Gascon farmhouse enjoys lovely views over the surrounding countryside, with mountain views from the first floor. The house has been authentically restored and offers excellent year-round comfort, with reversible air conditioning

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre € et € pour

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: **579 EUR**

NOTES

DESCRIPTION

Authentically restored, the house combines traditional Gascon character with the comforts of modern living. Reversible air conditioning ensures year-round comfort, while the spacious, light-filled living room and welcoming kitchen/dining area provide plenty of room for everyday living and entertaining.

One of the property's highlights is the impressive 32 m² covered terrace, creating a superb extension of the living space. Opening onto an attractive landscaped courtyard, it is the perfect place to enjoy leisurely breakfasts, long summer lunches or relaxing autumn evenings in the tranquillity of the countryside.

The kitchen/dining room features a wood-burning stove, dual-aspect windows and French doors opening towards the terrace and swimming pool, making it a particularly inviting space for family and friends.

The accommodation is arranged over two floors, with a generous living room, kitchen and wc on the ground floor, a few steps up to a family shower room. Upstairs, there are three bedrooms, which includes a bedroom with large dressing room, a bathroom comprising white suite - bath walk in shower toilet and sink. The landing also benefits from a charming window seat from which to enjoy the mountain views. A discreet staircase connects one of the bedrooms directly to the living room.

The major renovation work has already been completed, including a new septic tank, updated electrics, double-glazed wooden windows and doors, solar panels for self-consumption and a functioning well with pump. With reversible air conditioning, the property is ready to enjoy from day one.

Outside, an above-ground swimming pool positioned...