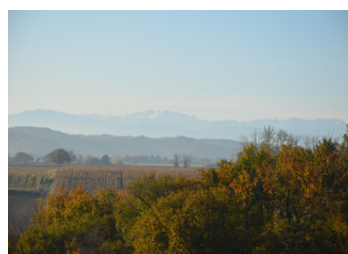


A holiday home to get away from it all with views of the Pyrenées and open countryside.



INFORMATION

Town:	Samoëns
Department:	Gers
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	5338 m2



IN BRIEF

This 6 bedroom house is an ideal holiday home in a beautiful location and you would have the chance to make your own mark by finishing off the renovation.

It sits on a plot of 766m², so a low maintenance garden, but large enough for a pool or hot tub. The remainder of the land is a small wood just over the lane, so you can cut your own firewood.

A new septic tank, some render on the outside walls, a lick of paint on the shutters and some plastering and painting inside would transform the house leaving only finishing touches to complete it.

ENERGY - DPE

DPE blank.

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

You enter the house into a spacious hallway from which you can access the stairs, 2 bedrooms to your right, ahead to the converted barn (2 bedrooms, shower room and toilet) and to your left the living room.

The living room has a large working fireplace, the original stone sink, a second door to the converted barn and a door to the kitchen.

The kitchen has a second outside door on to the covered terrace

At the top of the stairs you will find yourself in the light and airy main bedroom with en suite bathroom and the 6th bedroom/dressing room.

The house is just 15 minutes from the towns of Mirande and Masseube, where you will find weekly markets throughout the year and all core amenities. Mirande also has a small waterpark for children, a museum, a cinema, music events including "Country in Mirande" and you can even have a tour to see how the regional speciality "la croustade à l'Armagnac" is made.

Auch the capital city of the Gers department is only 25 minutes away.

You are also less than 40 minutes from Marciac which is transformed for a world famous Jazz Festival for 3 weeks every summer, headlined by Sting in 2019.

LOCAL TAXES

Taxe foncière:	454 EUR
Taxe habitation:	EUR

NOTES

Ground floor:

Kitchen - 5.1 x 4.3

Salon - 4.9 x 4.9

Shower room - 2.7 x 2 + 1 x 0.9

Toilet - 0.9 x 1.7

Bedroom 1 - 5 x 2.1

Bedroom 2 - 5 x 2.7

Bedroom 3 - 2.9 x 2.9

Bedroom 4 - 3 x 2.9

Entrance - 2.6...