

5 mn from MIRANDE, Superb views for this 4-5 bedroom farmhouse, 5.4Ha land and outbuildings



INFORMATION

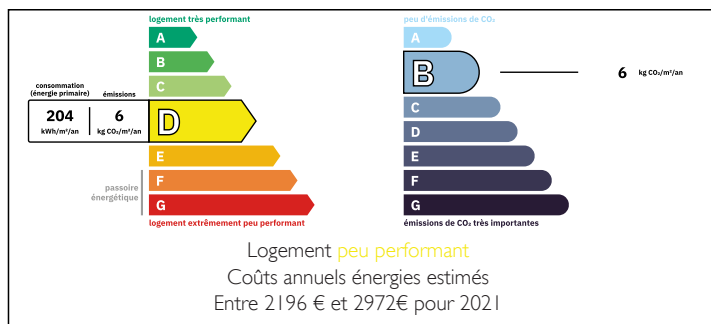
Town:	Mirande
Department:	Gers
Bed:	4
Bath:	1
Floor:	201 m2
Plot Size:	54000 m2



IN BRIEF

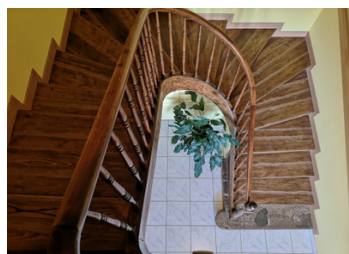
You could not be in a more tranquil setting with only one other property at the end of a long no through country lane. The house is on the ridge of a hill and has amazing views of the surrounding meadows and forests. The location is perfect for hiking and cycling as there is very little traffic and most beautiful views to contemplate.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1135 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The plot is big enough for those who want to keep horses. Despite the rural location, the property is just minutes away from Mirande and Mielan, charming villages with good services and transport links.

There is plenty of living space to run the house as a B&B and lots of potential to expand further, creating additional habitable space or even independent guest accommodation. In fact, a large 50m² space with separate access is currently under renovation and just needs finishing.

There are 5 bedrooms, including one with a toilet on the ground floor.

The 5.4Ha of land is all attached and surrounds the house. The garden is well kept and has many fruit trees.

The main house

Ground floor:

Kitchen : dining room with door to terrace 22m²

Salon 48m²

Entrance Hall 14m²

Bathroom 8m²

WC 2m²

Bedroom 20m²

Utility room and annex 16m²

First floor:

Landing 9m²

Bedroom 2 15m² Dressing area 6m² (possibility to make ensuite)

Bedroom 3 14m² Dressing area 7m²

Bedroom 4 10m²

Bedroom 5 10m²

Office area/Play room

In progress a room of 50m²: Plasterboarded, electrics and central heating pipes in. Access from main house or independently from outside.