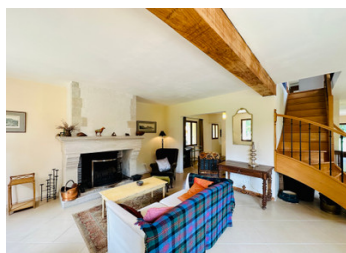
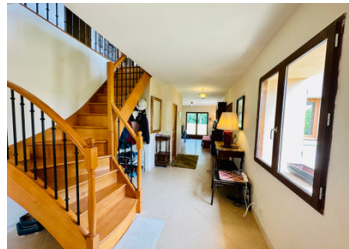


Renovated stone house in a quiet village, 4 bedrooms, no work needed. A must see!



## INFORMATION

Town:	Termes-d'Armagnac
Department:	Gers
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	1093 m2



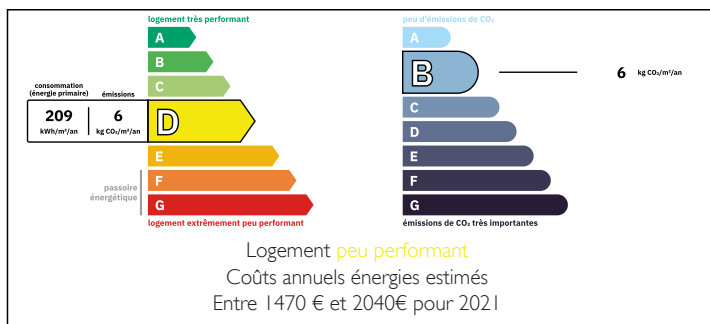
## IN BRIEF

Fully renovated, property, with 4 bedrooms all of good proportions. This house is unusual in shape but is light, easy to maintain, with a fully enclosed garden, mainly to lawn, with some fruit trees.

This property is ideally situated for easy access to Nogaro with the famous Paul Armagnac race circuit, and Marciac that hosts one of Europe's largest Jazz festivals.

Nearest airport is Tarbes-Lourdes that has direct flights to Stansted London. And the larger international airports of Toulouse and Bordeaux can be reached within 2 hours.

## 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:** 1260 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The ground floor is tiled throughout and is an open plan wrap around design, with many windows letting in natural light and doors to the garden.

Kitchen/dining room 29m<sup>2</sup>, is bright and spacious. Kitchen has fitted units, integrated oven, hob and dishwasher, island breakfast bar, double glazed doors out to the garden, the dining area is spacious and could accommodate a large table for casual or formal dining. Continue round to the lounge 27m<sup>2</sup> with an open fire with bespoke mantle, this leads in to a smaller room 9.5m<sup>2</sup>, this can be used as an office, a reading room, TV room many options. Next to this is a small utility area with with sink base unit. To complete the ground floor is a shower room with toilet.

Leading to the first floor is a beautiful staircase, up to a very large landing, large enough to use as a bonus room.

On this floor there are 4 double bedrooms, 18m<sup>2</sup>, 13m<sup>2</sup>, 13m<sup>2</sup> and 11m<sup>2</sup> 2 of these rooms have shower rooms attached, with toilets and basins, one of these has the plumbing for the washing machine. There is also a family bathroom, with large bath, separate shower, vanity with sink and toilet. There is access to the loft with ladder.

Outside is a fully enclosed garden, mainly laid to grass with fruit trees including fig, cherry, apricot and plum. To the side of the house is an annexe, this is divided in to 2 parts, one is...