

Fabulous architect designed 4 bedroom house. Hand crafted kitchen, geothermal heating, and large barn/workshop



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Plaisance |
| Department: | Gers      |
| Bed:        | 4         |
| Bath:       | 4         |
| Floor:      | 250 m2    |
| Plot Size:  | 267859 m2 |

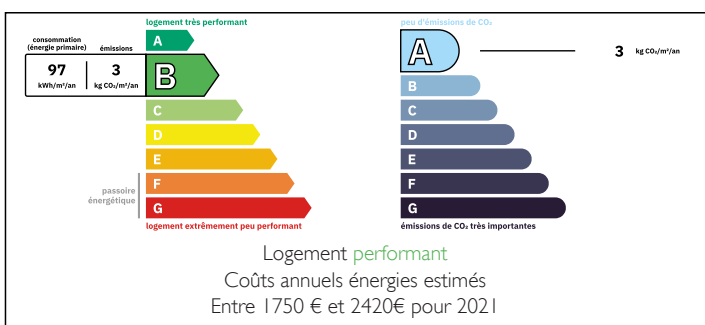


## IN BRIEF

This house is just over 14 years old. It offers a large open plan living area that is great for entertaining family and friends. There is a large terrace that runs the length of the house, overlooking the countryside. It has geothermal heating and hot water system, and underfloor heating. This house would be ideal as a large family home or home with business opportunity as Chambre d'Hotes.

Set in a small hamlet near to the bastide town of Plaisance du Gers, with a weekly market, a cinema, and all usual shops. Also 20 minutes to the town of Marciac, which is host to the international Jazz festival each year, 20 minutes the other direction is Nogaro, where the Paul d'Armagnac race circuit which has car, motorbike and truck racing throughout the year. The Gers is renowned for great...

## ENERGY - DPE



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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

As you enter the house from the front, you come into the large open lounge/kitchen/dining area (89.5m<sup>2</sup>). There are 3 sets of double doors opening to the large terrace (130+m<sup>2</sup>), with views over the countryside. The kitchen is fitted with handmade oak units and worktops and, a large Lacanche gas hob and griddle, 2 Wolf Electric ovens. This is a great kitchen for any cook or chef. The lounge has a wood burner fitted. Go through the door from the kitchen and this leads to the utility area. This includes a room that has the water heater and the underfloor heating system (3.5m<sup>2</sup>), an area for the washer and dryer (7.5m<sup>2</sup>), a walk-in pantry (7.5m<sup>2</sup>). Off this corridor is also a secure storeroom (3.5m<sup>2</sup>) and, the office (10.5m<sup>2</sup>), a bright room away from disturbances from the house. At the end of this hall a door leads to a large double garage (52m<sup>2</sup>) with electric roller shutters.

Back to the large lounge, a door leads through to a nice large hallway with double door to the terrace (11.5m<sup>2</sup>). Follow around to a bedroom (13m<sup>2</sup>) with built in cupboards. Next to this is the bathroom (5.5m<sup>2</sup>) with bath with shower over, basin and toilet, then the next bedroom (15.5m<sup>2</sup>) with an en-suite shower room, with shower, basin and toilet. On to the final bedroom on the ground floor (23m<sup>2</sup>) with large built in storage, and an en-suite shower room with walk in shower, basin and...

## LOCAL TAXES

**Taxe foncière:** 2200 EUR

**Taxe habitation:** EUR

## NOTES