

UNDER OFFER- Property with no near neighbour or roads, with 4 bedrooms, and opportunity to develop an annexe

EXCLUSIVE



INFORMATION

Town:	Fustérouau
Department:	Gers
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	3558 m2

IN BRIEF

This charming single story property, sits in the Gers countryside, surrounded by fields and some woodland. There are no close neighbours, and this house is not overlooked. There would be work required to improve the energy efficiency of this house.

It is close to the towns of Nogaro, Plaisance, Riscle all providing supermarkets, doctors and a wide range of amenities.

Auch 1hr, Marciac 25mins (jazz festival), Eauze 20mins (capital of Bas Armagnac/fabulous Thursday market)

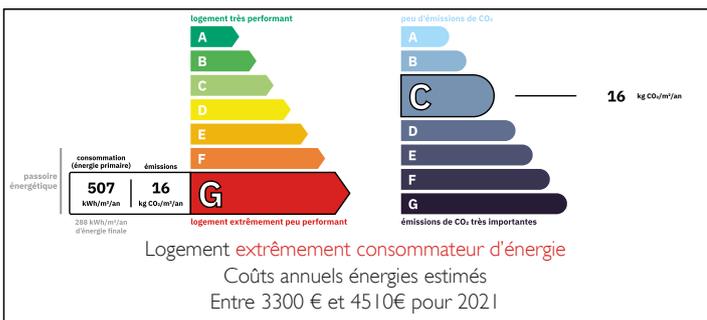
Golf 30mins

Airports: Bordeaux 1hr45, Toulouse 1h45, Pau 1hr
Tarbes/Lourdes 1hr

Coast 2hr

Ski 1h40

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.



DESCRIPTION

The house briefly comprises of:

Entrance 7m2 Double wooden doors open to a tiled entrance hall with beamed ceiling

Kitchen 11.5m2 large window to front of house, Belfast sink with granite work surfaces, tiled splashbacks, tiled floor, extractor fan, beamed ceiling

Living room 25m2 with tomette floor tiles, double patio door to front terrace, window, ceiling fan, wood burner

Dining room 15m2 tomette floor tiles, beamed ceiling, 2 windows

Hallway 11m2 with tiled floor

Bathroom Hallway 3.5m2 with door to rear garden
Bathroom 5m2 bath, sink, fully tiled, window, shower with jets and shower head

WC 1.7m2 with window and half tiled wall

Store room 1.5m2 with hot water tank

Bedroom 1 11m2 window, tiled floor, beamed ceiling

Bedroom 2 10m2 window, tiled floor, beamed ceiling, electric fan heater

Bedroom 3 13m2 window, tiled floor, beamed ceiling

Bedroom 4 12m2 window, tiled floor, beamed ceiling

Independent Studio 22m2 with inbuilt outdoor BBQ inside there is a small kitchen area and door to rear room currently used as storage. A tool shed and woodstore are attached to the side of this building.

Outbuilding

Grounds of 4266 m2 fully fenced, wonderful views to the countryside, mainly laid to lawn with mature trees and shrubs. An area to the side of the studio could be used to grow vegetables. The front of the house benefits from a large block paved terrace ideal for BBQ's and aperos.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **883 EUR**

Taxe habitation: **EUR**

NOTES