

UNDER OFFER Charming traditional Gascon home with inground pool and views of the countryside



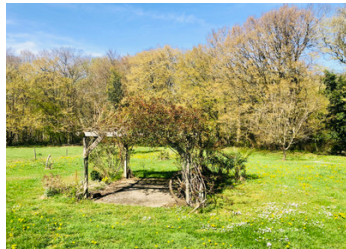
INFORMATION

Town:	Avéron-Bergelle
Department:	Gers
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	13554 m2

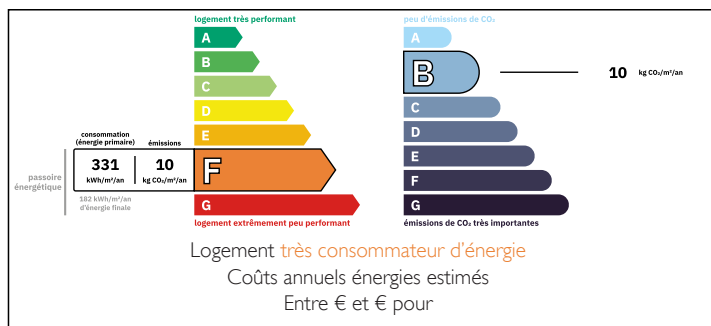
IN BRIEF

This charming, traditional gascon home with inground pool and views of the beautiful Gers countryside can be found at the end of a chemin. Located 10 minutes away from Nogaro and Eauze (capital of the Bas Armagnac) with all amenities and local markets.

International airports of Bordeaux and Toulouse 1hr45mins away. This renovated home is ready to move straight into, suitable for families, couples or as a holiday home.



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: 662 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful country home is comprised of:

GROUND FLOOR

LOUNGE/DINING ROOM - 22.5M2 with tiled floor, stone feature wall, beamed ceiling, large feature fireplace with wood burner, two windows at either side of the entrance door, wooden spiral staircase to the first floor, right door to downstairs bedroom, left door to corridor, door to kitchen, window to inner courtyard

KITCHEN - 11.5M2 plumbing for dishwasher and washing machine, tiled floor, beamed ceiling, cream coloured wall and base units, light coloured countertop, 4 ring electric hob and oven, original sink feature, window and door to central courtyard, left door to shower room, right door to second shower room

LEFT SHOWER ROOM - 5M2 corner sink, enclosed shower cubicle, WC, double glazed window with mesh, heated towel rail, tiled floor, part tiled wall, hot water tank

RIGHT SHOWER ROOM - 5M2 large sink, recently fitted enclosed shower cubicle, toilet, double glazed window with mesh, heated towel rail, tiled floor

TWO ROOMS CURRENTLY USED AS BEDROOMS -

ROOM - 19M2 - window, beamed ceiling, feature fire place, electric radiator, double doors to the terrace

ROOM - 8.2M2 window, tiled floor, white beamed ceiling, wooden beam feature walls

SUMMER ROOM - 25M2 concrete floor, stairway to first floor, double glazed single door to terrace, window, double glazed double door to garden, ceiling fan light, beamed ceiling

FIRST FLOOR

LANDING - 13M2 - wooden flooring, door to staircase leading down to the summer room, beamed ceiling, stone feature wall, window

Two rooms currently used as bedrooms -