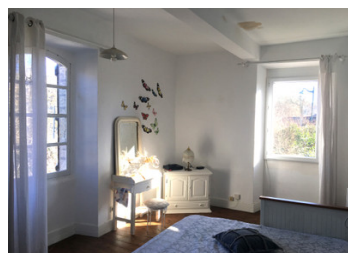
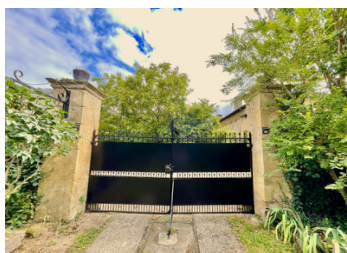


Peaceful village living less than 15km from vibrant Marciac – charm, comfort, and opportunity



INFORMATION

Town:	Malabat
Department:	Gers
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	630 m2

IN BRIEF

Set in peaceful Malabat, less than 15 km from Marciac, this spacious two-bedroom home combines authentic charm with modern comfort.

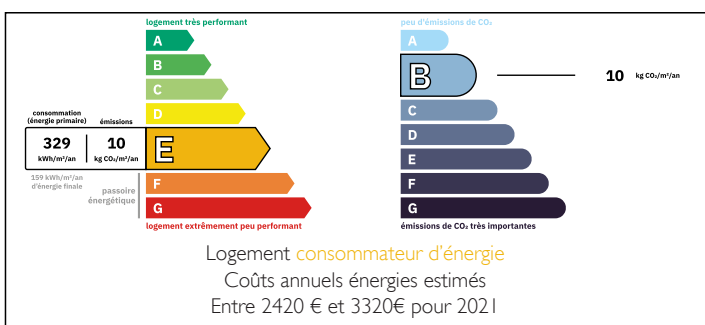
Inside, original features such as beams, ornate patterned tiles and beautiful flooring blend seamlessly with a sleek, contemporary kitchen boasting glossy units, modern worktop, and integrated appliances.

Outside, the mature enclosed garden, complete with well and pump, creates a serene private retreat.

A substantial independent outbuilding provides endless scope: the ground floor is divided into garage, workshop and storage, while upstairs two finished rooms are ready to become a guest suite, studio or office.

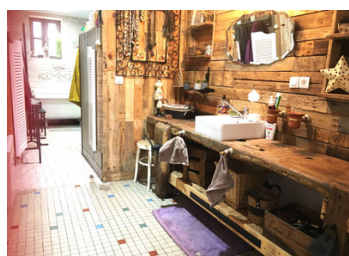
The main house also offers potential to extend, with

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

Nestled in the peaceful countryside of Malabat, in the heart of the Gers, this beautifully maintained home offers character, comfort, and exciting potential. Currently arranged as a spacious two-bedroom property, it could easily be reconfigured to create a third bedroom with en suite bathrooms. A serene, enclosed garden surrounds the home, featuring mature shrubs, its own well and pump for summer watering, and a lovely decked pergola - perfect for outdoor dining and relaxation.

At the end of the garden stands a substantial outbuilding. The ground floor is currently divided into three generous spaces - a garage, wood/equipment store, and a workshop - each with electricity. These areas are functional as they are but could also be transformed to suit a variety of uses. Upstairs, two beautifully finished rooms with exposed vertical and horizontal beams await your vision - ideal for a guest suite, creative studio, or office space.

This is a home full of charm and flexibility, offering the opportunity to shape it to your lifestyle.

Below is a breakdown of the interior and exterior spaces, including measurements:

Ground Floor:

Entrance hallway (12m²) – Impressive wooden door, beautiful original curved oak staircase, and timeless hexagonal tiles. Understairs WC with wash basin.

Lounge/dining room (28m²) – Original tomette floor tiles, feature insert fireplace with wood-burning stove beneath a striking beam mantle, and custom built-in storage cupboards.

Kitchen (15m²) – Glossy modern base units, integrated hob, fan, oven, dishwasher, and ceramic sink. These contemporary elements perfectly complement the original decorative floor tiles...

LOCAL TAXES

Taxe foncière: 767 EUR

Taxe habitation: EUR

NOTES