

Beautiful farmhouse with 3 bedrooms, in ground pool, views of the Pyrenees mountains close to Trie Sur Baise



INFORMATION

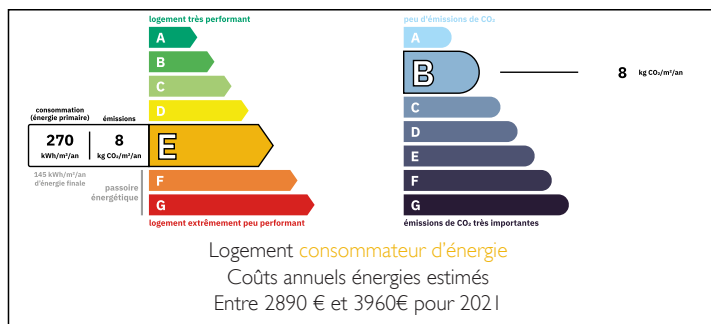
Town:	Duffort
Department:	Gers
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1113 m2

IN BRIEF

This 3 bedroom farmhouse includes a covered terrace, ideal for entertaining. Garage workshop and pool. Excellent family home or 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 habitation: EUR

NOTES

DESCRIPTION

This spacious home, built in 1800's with stunning views of the Pyrenees mountains and local countryside has been renovated whilst maintaining many of it's original features.

Ground floor

Triple aspect lounge with exposed beams, 36m2
dining room 32 m2 with tiled floor original fireplace and wood burner. kitchen 22m2 utility room 11 m2 with plumbing for white goods and sink.

First floor

Bedroom 1 14 m2 double aspect,
Bedroom 2 19m2 wooden floor boards
Bedroom 3 22m2 with velux windows and air conditioning
Bathroom 5.7 m2 Shower sink and toilet.

Outbuildings

A large covered terrace 34 m2 with summer kitchen ideal for entertaining, faces onto the 11m2x5m2 pool.
Workshop
Garage 35m2

The garden surrounds the property, mainly laid to lawn, with a pool.

Close to Marciac, renown for it's International Jazz festival held every summer, this property would make a fabulous family home, great holiday home or chambre d'hôtes with Spain and the ski slopes being just 90 minutes drive away.

Airports: Lourdes 1h Toulouse 1h 30 mins Pau 1h10 mins within easy access to ski resorts, just over 1hr30 Superbagnères, 1h saint Lary.

Marciac for the international jazz festival 30 mins
Mirande country and western festival 20 mins,
Vic fezensac tempo latino sala festival 45min,
Cosmopolitan city of Auch 40 mins

Just over 1h20 to Bossòst in Spain, ideal for tapas shopping and enjoying Spanish culture.

This house is a must see, pick up the keys and move