

Be quick! Quiet country property, Pyrenean views, easy walk to Village. Heated Pool, Terraces, Balcony & 1.4Ha

EXCLUSIVE



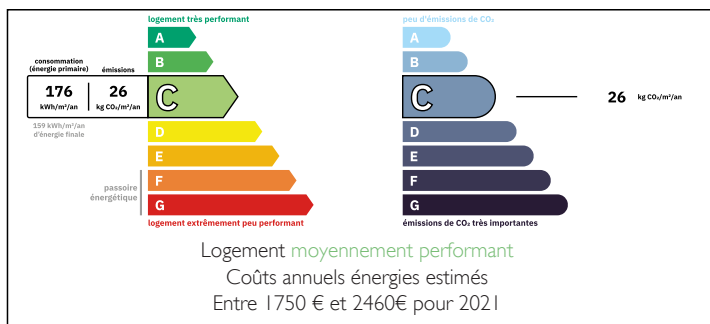
## INFORMATION

Town:	Bassoues
Department:	Gers
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	14171 m2

## IN BRIEF

Ticks all the boxes! Excellent location for this lovely well maintained 3 bedroom home with heated pool, gas central heating, ideal as a holiday home, family home or rental. In the outskirts of the popular village of Bassoues and within walking distance to all amenities. South facing fenced heated pool surrounded by stone flags and summer house. This property offers uninterrupted views across the open countryside and the Pyrenees . 1.4ha of flat well maintained land.

## 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: 1372 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

### Rooms:

Entrance via stable door to

Kitchen 25m<sup>2</sup>

Sitting/dining room with woodburner 30m<sup>2</sup>

Hall 3.5m<sup>2</sup>

Utility room 5m<sup>2</sup>

Master bedroom 19m<sup>2</sup> with air conditioning and en suite shower room of 2.5m<sup>2</sup>

Boiler space 1m<sup>2</sup>

Storage 1m<sup>2</sup>

Hallway 1.5m<sup>2</sup>

Salon 26m<sup>2</sup>

Bedroom 11.3m<sup>2</sup> with wardrobe

Bedroom 13m<sup>2</sup> with wardrobe

Bathroom with bath and shower 10.5m<sup>2</sup>

Mezzanine 17m<sup>2</sup> used as an office with 2 doors to

Balcony 13m<sup>2</sup>

Possibility to create more rooms upstairs.

### Outside

Heated pool 10 X 5 m with stone tiled surround.

Mature garden with fruit trees

Pool house 11.5m<sup>2</sup>

Woodstore 3.3m<sup>2</sup>

2 x 5m<sup>2</sup> garden storage

Covered terrace 45m<sup>2</sup> and patio areas of 80m<sup>2</sup>

Fosse recently installed and conforms

Some single glazed windows.

Pool liner 2018

### Distances:

Marciac 10mins

Auch 35mins

Vic Fezensac 20 Mins

Toulouse 1h30

Bordeaux 2h

Pau 1h15

Tarbes 1h

Coast Med 3h

Coast Atlantic 2h

Skiing 1h40

### Festivals