

Pretty villa set in a secured residential parc with 2 swimming-pools, tennis courts, various activities



INFORMATION

Town:	Samatan
Department:	Gers
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	747 m2



IN BRIEF

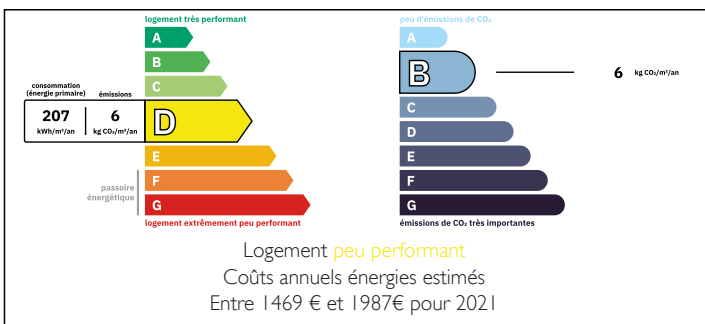
Built in 2000 on a plot of land of 747 sqm, the villa is in perfect condition and is set in quiet surroundings with views on the fields.

Nicely integrated in a pretty residential parc with sporting activities, it has got a commune workshop with tools and work spaces.

A large barn is used for parking for motorbikes etc. Private parking spaces in front of the villa.



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

The property is on a plot of land fenced with trees of approx. 747 sqm with a villa of approx. 120 sqm composed of :

- 1 large entrance hall
- 1 lounge/dining area of 30 sqm
- 1 fitted kitchen of 9 sqm
- 1 bathroom of 5 sqm with bath, shower and toilet
- 1 separate toilet with sink
- 1 bedroom of 17 sqm on the ground floor
- 1 storage/utility room of approx. 8 sqm
- 1 bedroom of 15 sqm on the 1st floor
- 1 bedroom of 12 sqm on the 1st floor
- 1 covered terrace

Ground heated floor, electric radiators in all the other rooms.

Nice open views on the country side

Parc annual fee of 2120€ voted in general assembly.

Barriers at the entrance and exit of parc (with codes and remote control).

LOCAL TAXES

Taxe foncière: 1359 EUR

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES