

Pretty single story villa + 4 bedrooms + enclosed garden with views + terraces + near Jegun, GERS 32



INFORMATION

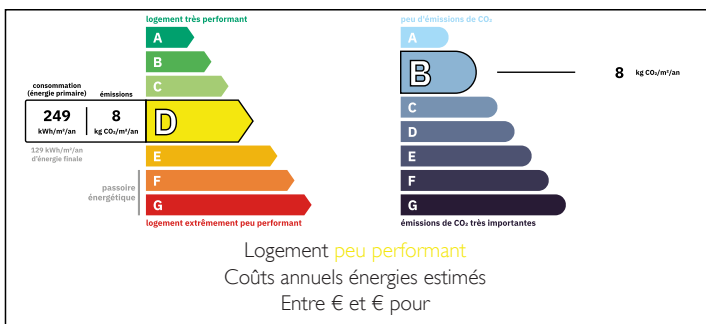
Town:	Jegun
Department:	Gers
Bed:	4
Bath:	2
Floor:	156.05 m2
Plot Size:	5032 m2



IN BRIEF

This modern, single story villa just 2kms from Jegun is ready for you to move straight into. Ideal as a family home, luminous with 4 bedrooms and set in a peaceful location with mature gardens of just over 5000m2 with a possibility of separating the grounds to build at the rear of the gardens (with the correct permissions). The prefectural town of Auch is only 20mins away and Toulouse airport 1h10mins.

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: 1235 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This house briefly comprises:

Entrance hall (6.5m²)

Kitchen (23.5m²) fully fitted with tiled floor, wood burner and patio doors to the terrace and garden

Living/Dining room (35m²) with pellet burner and reversible air conditioning

with patio doors to the terrace and garden

4 bedrooms (16.5m², 11m², 13.5m², 9m²) the largest benefitting from reversible air conditioning

Bathroom (8m²) with large walk in shower, sink, WC, towel heater and window

A couple of steps down leads you to the;

Shower room (6m²) shower cubicle, sink, towel heater, WC

Utility room (10m²) with sink, fitted storage, window, access to loft

Study/Gym (8m²) with sliding patio doors to garden

Exterior

This well kept garden is mainly laid to lawn with mature trees and

colourful shrubs, an orchard and vegetable patch.

There is ample parking

on the driveway and covered parking for 2 cars. The terraces provide ideal

spots to take in the views of the stunning surrounding countryside and an above ground pool

is ideal for you to cool down in the lovely, long summers that we enjoy in this department.

Two garden sheds.

Things to do in the area:

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals

History and culture - visit the pretty bastide towns discover D'Artagnan in Lupiac!

Cinema's in Vic Fezensac, Auch

Walking - The Camino Trail passes through the Gers Golf (Golf de Pallane)

Paul Armagnac racing circuit Nogaro

Local markets with the best seasonal produce

Lupiac, Aignan swimming lakes with sandy beaches