

INVEST NOW: Renovate and earn during Marciac Jazz Festival or Create your Unique Holiday Home!

EXCLUSIVE

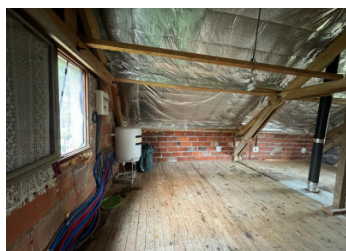
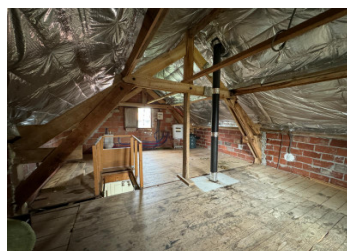


INFORMATION

Town:	Tillac
Department:	Gers
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	3900 m2

IN BRIEF

An opportunity to acquire a strikingly unique property in the Gers. Although it requires some work, it offers excellent investment potential due to the annual Jazz festival in Marciac. This world-famous Jazz Festival welcomes thousands of tourists each year. Alternatively, the plot would lend itself to the development of additional housing (subject to permissions). Or, with remodelling, the existing building would make a fantastic holiday home - the choice is yours!



ENERGY - DPE

DPE not required.

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

Set in a beautifully lawned plot with mature planting, this property has curb appeal; the exterior design is unusual in this area. The timber-framed, cabin style property was built in the 1970s. The current owners have used it as a holiday home for several years. Most of the plot boundary is hedged, with two separate entrances from perpendicular roads. This would accommodate the division of the plot to create separate building sites, if required.

The vendors have informed us that the roof has recently been overhauled. Existing roof tiles were cleaned, checked, and reused or replaced as necessary. A membrane has been added and the roof space has been completely insulated.

The property is connected to the mains drains and the electrical wiring was replaced approximately 12 years ago.

The current layout consists of:

GROUND FLOOR:

17.76m² Triple aspect Salon (1 x large window, 2 x double patio doors) with elevated hearth, ceiling coving and unusual 'crazy stone' flooring

2.66m² Shower Room with rainfall shower, WC and wash basin

9.81m² Dining Room with large window overlooking the garden, tiled flooring, and ceiling coving

4.5m² Kitchen with wall and base units, tiled floor and splashbacks, sink, hob and plumbing for washing machine and dishwasher

UPPER FLOOR:

38.86m² Totally open plan space, currently used as a bedroom, with exposed wooden eaves, wooden flooring and dual aspect windows