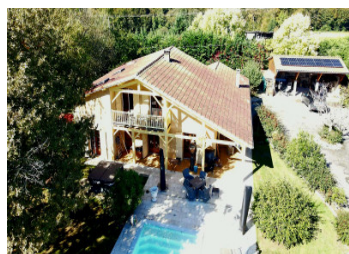


UNDER OFFER - Detached family home with pool + enclosed, landscaped grounds + hangar + garage



INFORMATION

| | |
|-------------|---------|
| Town: | Nogaro |
| Department: | Gers |
| Bed: | 6 |
| Bath: | 2 |
| Floor: | 170 m2 |
| Plot Size: | 2584 m2 |



IN BRIEF

Edge of village location and ready to move straight into this beautifully presented, large detached property is ideally situated between the towns of Eauze and Nogaro with all amenities.

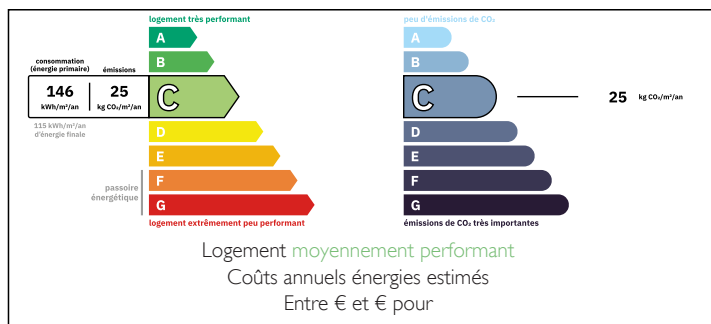
Perfect for a family or couple, flexible accommodation with bedrooms and a bathroom on each floor. Patio doors open from two of the upstairs rooms to a first floor balcony ideal for taking in the views of the well maintained landscaped grounds with pool. The large living/dining area opens to the wrap around covered terrace.

A recent kitchen, solar panels, loft insulation and reversible heating air conditioning ensure comfortable living with C rated energy efficiency!

Viewing is highly recommended to appreciate the full potential of this property.

International airports of Bordeaux/Toulouse 1hr 40mins

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.



DESCRIPTION

Built in 1992 this house briefly comprises of:

GROUND FLOOR

Large open plan living/dining room 45m² door to fully a fitted kitchen 14m² with ample room for a dining table and access to the 30m² garage, a room currently used as a study 11.5m², bedroom of 12m² and bathroom with shower and bath 7.5m², separate WC 1.4m²

FIRST FLOOR three bedrooms of 11m², 15m² and 19m² and a room currently used as a sitting room with access to the balcony, separate WC with access to the loft offering 20m² of storage space, shower room 5m² with further of 7m² storage into the eaves

EXTERIOR

Private, fully enclosed grounds laid mainly to lawn with mature trees, colourful shrubs in herbaceous borders and ample parking both on the tarmac driveway and covered parking under the hangar 46m²

The salt in ground pool is 10 x 4m² surrounded with stone paving and an outdoor shower, ideal for outdoor entertaining with the inbuilt outdoor BBQ and aperos in the long summers.

All measurements are approximate

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

LOCAL TAXES

Taxe foncière: 1130 EUR

Taxe habitation: EUR

NOTES