

UNDER OFFER Detached farmhouse + garage + covered terrace + Pyrenees and countryside views, Gers 32



INFORMATION

Town:	Aignan
Department:	Gers
Bed:	4
Bath:	1
Floor:	106 m2
Plot Size:	5131 m2

IN BRIEF

This pretty traditional farmhouse is situated just out of the Aignan, Gers (32) with all amenities including brocantes, restaurants, a weekly market. with local and seasonal produce.

Benefitting from two bedrooms upstairs and two bedrooms downstairs; one with patio doors to the covered terrace, this house offers flexible living accommodation for a family, couple or as a holiday home.

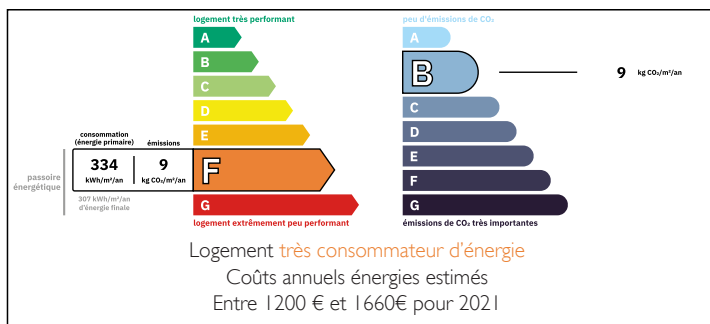
Original tomette floor tiles, half-timbered walls and feature beams add to the absolute charm of this house.

The international airport of Toulouse 1hr35mins and more locally Tarbes/Lourdes 1hr with direct flights to Stansted, UK.

The bastide town of Marciac famous for it's annual international Jazz Festival is 20mins away.



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 habitation: EUR

NOTES

DESCRIPTION

Briefly comprised of;

GROUND FLOOR

Kitchen 24.5m² fully fitted with ancient sink feature, two windows, wood burner and fireplace with door leading to bedroom (15.5m²) with feature fire place and double glazed patio doors opening to covered terrace, this bedroom leads to another bedroom.

A large shower room of 7.5m² with sink, fully tiled walk in shower, WC, plumbing for washing machine and hot water tank.

A sitting room (16.5m²) with double glazed patio door to side terrace, half timbered wall feature and new staircase to the first floor.

FIRST FLOOR a landing of 10m² leads to a bedroom at either side into the eaves (21.5m² and 25m²) Pyrenees views from the larger bedroom window!

EXTERIOR two terraces are surrounded by mimosa and shady trees, parking spaces and views to the countryside

This house has been a holiday home for a number of years, the house is mainly double glazed but there are still some single glazed windows which would benefit from being replaced. Additional heating would also be required for year round living.

All measurements are approximated.

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