

## UNDER OFFER Character Townhouse in Historic Bastide Town with Modern Kitchen and Three Bedrooms



## INFORMATION

Town:	Fourcès
Department:	Gers
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	0 m2

## IN BRIEF

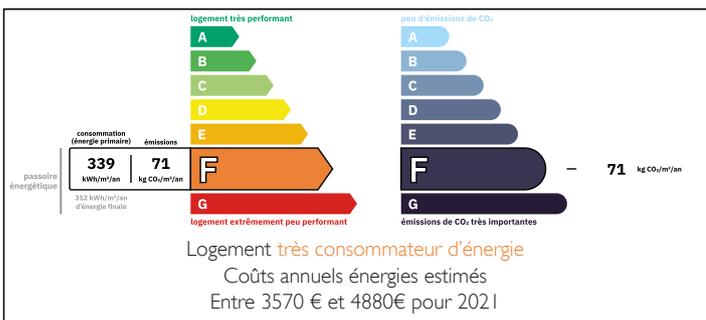
\*UNDER OFFER \*

This unique and charming 3-bedroom townhouse is perfect for those who appreciate character and history, offering stunning views of the bastide town of Fourcès. Located in one of the most beautiful and historically rich regions of the Gers, this home is ideal for couples, small families, or individuals who enjoy the tranquility and culture of rural France. The property offers an excellent rental opportunity, thanks to its prime location in a sought-after village with tourists visiting year-round. The house boasts a modern kitchen with an island, newly renovated shower room, high ceilings with beam features, and three comfortable bedrooms. While there is no garden or parking, the home is within walking distance of all essential services, including cafes, shops, and local attractions.

International airports of Bordeaux and Toulouse are under a 2hr drive

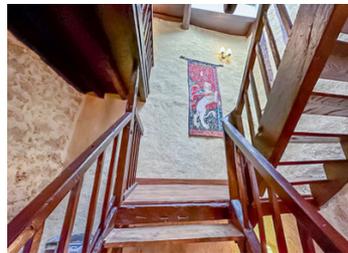
Skiing - Caunterets...

## 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

This characterful townhouse in the heart of Fources, one of the most picturesque bastide towns in southwestern France, combines traditional charm with modern living. Spread across the ground, first, and second floors, the property features a spacious living room with exposed beams, a modern kitchen with an island, and three well-sized bedrooms. Old meets new; the wooden and terracotta floor tiles, beam features combining with the oil fuelled central heating ensure that modern living can be achieved whilst retaining the original character. The townhouse is bright and airy, offering panoramic views of the stunning historic village.

The modern kitchen is a standout, complete with contemporary fixtures and an island for easy meal preparation and entertaining. The three bedrooms provide ample space for family or guests.

Fources, a classified village, is known for its medieval square and historical buildings, and is a prime location for anyone who values French heritage. The village hosts seasonal events, local markets, and is close to numerous vineyards, ideal for wine lovers and those wishing to immerse themselves in the local culture.

Though there is no garden or parking directly associated with the property, residents will enjoy the convenience of being within walking distance to shops, restaurants, and amenities. Maybe you have a competitive streak or fancy a leisurely 'knock about' its worth noting that the newly renovated tennis court at the rear of the village is for all inhabitants of Fources to take advantage of. Although watching from afar may...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES