

Single story detached property with garage and outbuildings 2,500m2 grounds



INFORMATION

Town:	Cassaigne
Department:	Gers
Bed:	2
Bath:	1
Floor:	117 m2
Plot Size:	2504 m2

IN BRIEF

This energy efficient single story property is ideal for a couple/small family or as a holiday home. With enclosed grounds and the impressive 55m2 covered terrace this fabulous property is located in a peaceful setting on the edge of an historic village in the beautiful Gers (32). A short drive to Condom and Vic Fezensac with all amenities, bustling weekly markets offering seasonal produce, restaurants and cafes.

The rolling hills and vines punctuated with with pretty bastide towns, chateaux and abbey's are the backdrop to the immediate countryside and surrounding areas.

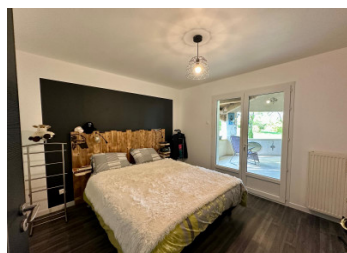
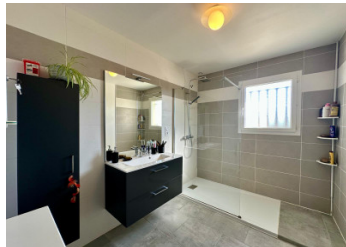
International airports of Bordeaux 1h50mins and Toulouse 1h25mins.

Golf 20 mins drive

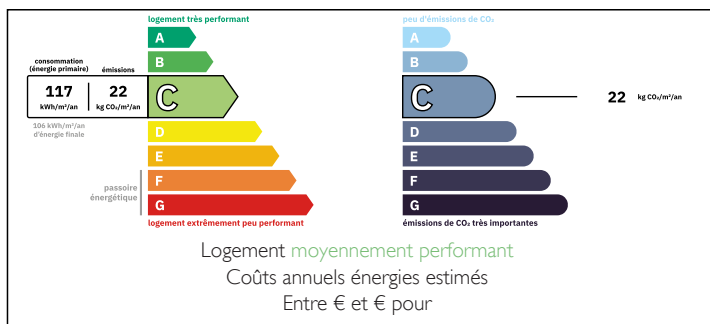
Pyrenees, SKIING 2h15mins

Spain 2h50mins

Atlantic coast, Biarritz 2h25mins



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: 901 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This contemporary, easy to maintain property (built in 1998) is fully double glazed throughout and benefits from gas central heating with a recent boiler for heating and hot water.

Briefly comprised;

Open plan fitted kitchen with island, dining and living space opening onto the impressive covered terrace 55m²

Bedroom 11.2m² with dressing room 5.5m² and

double patio doors opening to the covered terrace
Bedroom 10.7m²

Bathroom 6.5m² with walk in shower, sink with vanity and towel heater

Study 8.1m²

WC with sink

Storage 7m² with boiler and plumbing for washing machine

Sliding patio doors from the kitchen open to a tiled summer room with views of the pretty garden.

Exterior

Fully enclosed grounds mainly laid to lawn with outbuilding currently used for the dogs, covered carparking for two cars and workshop. Ample parking for several cars and enough room for a swimming pool if required (with the correct permissions).

All measurements and distances are approximate.

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