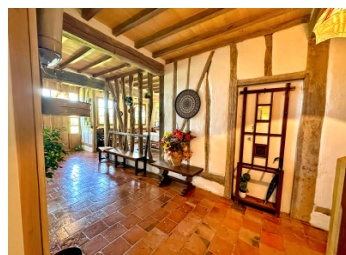


## Elegant Traditional Farmhouse with Pool & Stunning Countryside Views – Move-In Ready!



## INFORMATION

Town:	Luppé-Violles
Department:	Gers
Bed:	6
Bath:	3
Floor:	278 m2
Plot Size:	12237 m2

## IN BRIEF

Step into the charm of rural France with this lovingly renovated traditional farmhouse, offering the perfect blend of authenticity and modern comfort. Set amidst picturesque countryside, this move-in-ready property features:

An inviting in-ground pool, ideal for relaxation and entertaining

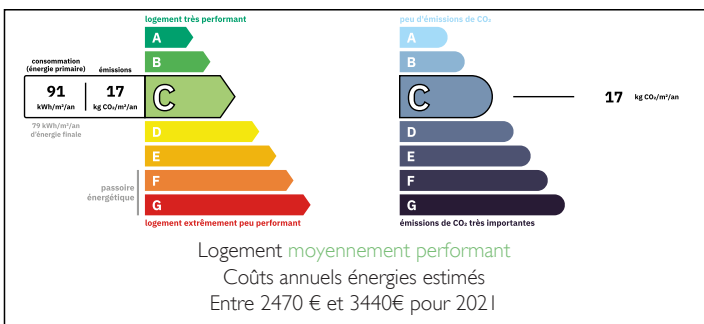
Two covered terraces for alfresco dining, enjoying scenic views year-round

Six spacious bedrooms, including a ground-floor suite with an adjoining wet room—perfect for guests or multigenerational living

A magnificent 50m<sup>2</sup> room, currently used as a dining/bar area, with endless possibilities for entertainment or conversion

Prime Location: Situated just 5 minutes from Nogaro

## 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

Briefly comprised of;

### GROUND FLOOR

ENTRANCE 22.4m<sup>2</sup>

OPEN PLAN KITCHEN/DINING ROOM 33.5m<sup>2</sup>

BACK KITCHEN/BOILER ROOM 10m<sup>2</sup>

LOUNGE 20.5m<sup>2</sup>

BEDROOM 13.5m<sup>2</sup> WITH ADJACENT WET ROOM 5m<sup>2</sup>

WC

GRAND FAMILY ROOM 50m<sup>2</sup>

### FIRST FLOOR

LANDING 27m<sup>2</sup>

BATHROOM

SHOWER ROOM

WC

5 BEDROOMS (14m<sup>2</sup>, 21,5m<sup>2</sup>, 19m<sup>2</sup>, 16m<sup>2</sup>, 14m<sup>2</sup>)

### EXTERIOR

IN GROUND POOL 10 x 5m

POOL HOUSE

ADJOINED GARAGE 41m<sup>2</sup>

TWO COVERED TERRACES

AMPLE PARKING

LAID MAINLY TO LAWN with pretty herbaceous borders and mature trees and pretty views of the Armagnac countryside.

All measurements and distances are approximate.

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

## LOCAL TAXES

Taxe foncière: **1827 EUR**

## NOTES