

## Charming Restored 3 bedroom Country Home with Mature Gardens near Marciac

EXCLUSIVE



## INFORMATION

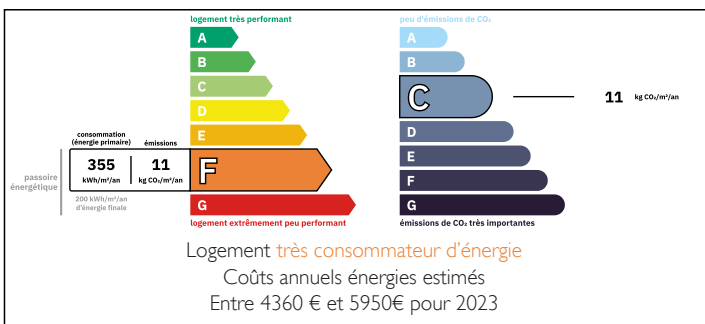
Town:	Marciac
Department:	Gers
Bed:	3
Bath:	2
Floor:	250 m <sup>2</sup>
Plot Size:	3756 m <sup>2</sup>



## IN BRIEF

The south-facing front of this beautifully restored home is shaded by two flowering hibiscus trees and a traditional garden wall, offering privacy and charm from the moment you arrive. The property blends original character features with modern comfort, while the generous gardens and outbuildings offer scope for further development and potential landscaping projects..

## 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

### Ground Floor

#### Entrance Hall (17m<sup>2</sup>)

Welcoming entrance with original floor tiles and a traditional wooden staircase.

#### Dining Room (23m<sup>2</sup>)

Retains original tiled flooring, a wood-burning stove, and built-in cupboards — ideal for cosy family dinners or entertaining.

#### Kitchen/diner

Light-filled and spacious with a garden view,

#### Lounge (22m<sup>2</sup>)

Features an open fireplace, a front-facing window, and a door leading to the side garden.

#### Secondary Entrance via Covered Barn

Includes a cloakroom (5m<sup>2</sup>) with WC and a utility area — practical for everyday access and storage.

### First Floor

#### Master Bedroom (22m<sup>2</sup>)

Original built-in cupboards and serene garden views.

#### Ensuite Dressing Room & Shower Room (8m<sup>2</sup>)

A private and functional space with modern fittings.

#### Guest Bedroom (25m<sup>2</sup>)

Light and spacious with double aspect windows and original built-in storage.

#### Bedroom 3 (11m<sup>2</sup>)

South-facing with views towards the Pyrenees — ideal as a bedroom or home office.

#### Family Bathroom

Features a walk-in shower, bathtub, sink, and WC.

### Outside

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES