

## Village property to complete renovation, covered terrace and courtyard garden GERS 32

EXCLUSIVE



## ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Lupiac
Department:	Gers
Bed:	2
Bath:	2
Floor:	140 m2
Plot Size:	362 m2

## IN BRIEF

Village house to renovate and complete, close to amenities, fabulous view of the church and the Pyrenees. Formally ran as a high spec boutique rental.

Located in LUPIAC, a historically significant bastide village in the Gers, famous for the origin of D'Artagnan. This charming village has a pretty town square with a restaurant.

Armagnac, duck, and Floc are all local specialities which can be found at weekly local markets in and around LUPIAC.

LUPIAC also has a lake (Lake Lacoste )where you can find a restaurant and bar, beach, swimming area and various watercraft for hire.

### AIRPORTS

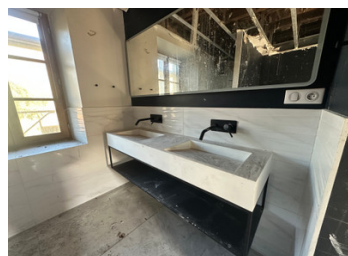
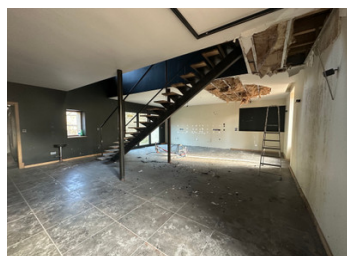
Toulouse - 1h30

Tarbes-Lourdes - 1h10

Bordeaux - 2h

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 property briefly comprises of:

### GROUND FLOOR

open planned kitchen, dining living room, a large utility room, and separate toilet and boiler room. Access to the covered terrace and fully enclosed garden.

The FIRST FLOOR comprises of two large bedrooms with ensuite bathrooms, and a separate toilet in each and a study.

This property has some building restrictions due to its location within the village of Lupiac.

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## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES