

Quirky town house with 2 bedrooms, lounge, garden and room on first floor with patio doors for development.



## INFORMATION

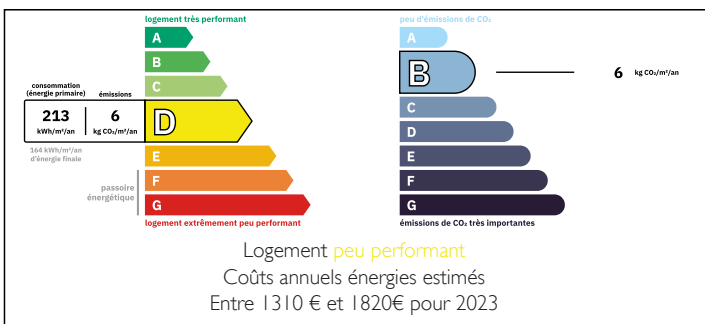
|             |                    |
|-------------|--------------------|
| Town:       | Bassoues           |
| Department: | Gers               |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 115 m <sup>2</sup> |
| Plot Size:  | 35 m <sup>2</sup>  |



## IN BRIEF

A quirky two-bedroom townhouse in a picturesque French village, full of charm with additional room to develop. Featuring original elements like exposed beams and stonework, it offers a cosy layout, a garden retreat. Just steps from local cafés and shops. A characterful home in a peaceful yet central setting.

## ENERGY - DPE



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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

close to a picturesque village, this delightfully quirky two-bedroom townhouse offers a rare opportunity to create a truly characterful home in the heart of France. Brimming with charm and individuality, the property showcases a blend of traditional features and untapped potential, making it an ideal choice for those seeking a renovation project with both personality and promise.

From the moment you step inside, there is a sense of history and warmth. The existing layout provides two well-proportioned bedrooms, along with a cosy living area that invites relaxation. Original elements—such as exposed beams, stonework, and period details—add to the home's unique appeal, while the overall configuration offers exciting scope for reimagining and modernisation. Whether you envision an open-plan living space, a brighter contemporary kitchen, or a stylish blend of old and new, the house provides a versatile canvas to bring your ideas to life.

The lounge is heated by a Godin wood-burning stove, creating a warm and inviting atmosphere. There is also perfect space for a boutique or a bright, stylish office

To the rear, the property opens onto a garden, a and outdoor haven that feels worlds away from the bustle of daily life. This inviting space is perfect for enjoying long, sun-soaked afternoons, outdoor dining, or cultivating a lush, Mediterranean-inspired retreat filled with herbs, flowers, and shaded seating areas.

Adding to the appeal is an additional room on the first floor currently awaiting renovation. This flexible space offers endless possibilities—whether transformed into an, artist's studio, guest accommodation,...

## LOCAL TAXES

Taxe habitation: **800 EUR**

## NOTES