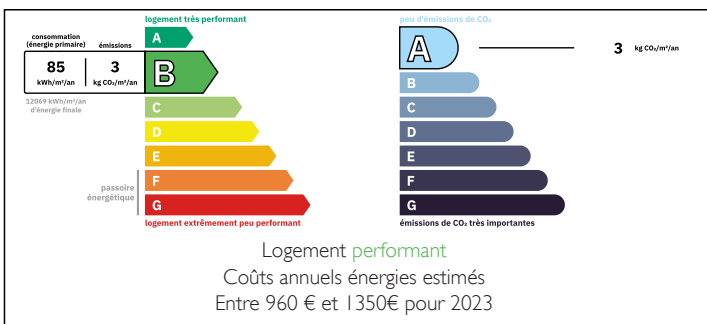


SUPERBE CONTEMPORARY VILLA / 3/4 BEDS / 2 BATH / OPEN PLAN RECEPTION/KITCHEN/ TERRACE / POOL / GARDEN / MIELAN



ENERGY - DPE



INFORMATION

Town:	Miélan
Department:	Gers
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	3333 m2

IN BRIEF

Contemporary single-storey house (2009) with swimming pool, separate studio and landscaped garden – in the sought-after village of Miélan in the Gers. Set within a large, enclosed garden with mature trees and shrubs, this property offers an exceptional living environment, combining comfort, natural light and rental potential.

A bright house with large windows; an enclosed garden of 3,333 m² with mountain views; a swimming pool with recent updates, a separate studio with rental potential

This villa boasts an excellent B energy rating, double glazing, a reversible heat pump providing heating and air conditioning, 3 bedrooms, 1 shower room, a spacious open-plan living/dining/kitchen area and French windows opening onto the terrace. It also comprises a studio with a shower room, a jacuzzi room, a huge utility room/utility kitchen and a beautiful mature garden with a pétanque court. The swimming pool...

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: 1433 EUR

NOTES

DESCRIPTION

The house is set in the middle of a large, enclosed garden. The spacious living /dining and kitchen space has walls of windows/french doors opening onto a generous terrace by the pool with views to the mountains. The 3 bedrooms and shower room/WC are in an area separate from the living space. Off the kitchen is a huge utility/laundry room with French doors onto the terrace. From here there is a door to the studio and jacuzzi room which also has separate access from the outside. The layout gives you options to rent out the studio, for example, during the Jazz in Marciac festival, or seasonally. Alternatively, it can provide a granny flat/further accommodation.

Outside, the south facing terrace gives onto the pool and wraps around the house to the west where the delightful garden with lawned areas includes a petanque/boule court. A variety of mature trees and shrubs take you around to the other side of the house where there is a large garden workshop, a lawned area and a further terrace off the jacuzzi room.

ROOM MEASUREMENTS: Please note measurements are approximate.

Living/Dining/Kitchen : 46m² in total - the area is zoned

Kitchen - 12m²

Living / Dining - 34m²

Bedroom 1: 12m² 1 window, and built in wardrobe

Bedroom 2: 12m² 1 window and built in wardrobe

Bedroom 3: 12,5m² 1 window and bilt in...