

Near Nogaro, ideal as a country house or for year-round living. Land of 14ha (partly rented).



## INFORMATION

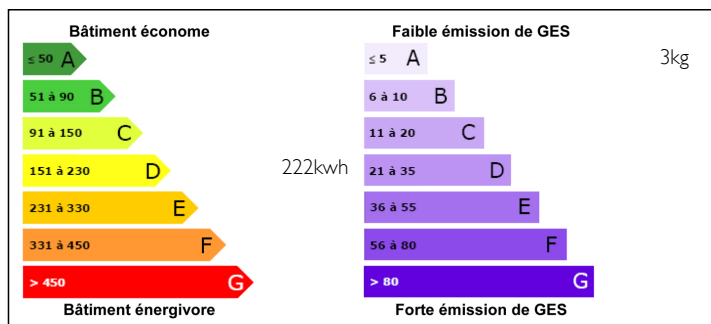
Town:	Le Houga
Department:	Gers
Bed:	1
Bath:	1
Floor:	59 m2
Plot Size:	147881 m2

## IN BRIEF

With no close neighbours, this recently converted barn has been transformed into immaculate, modern accommodation. In a very tranquil location, it is only 5km to the nearest facilities.

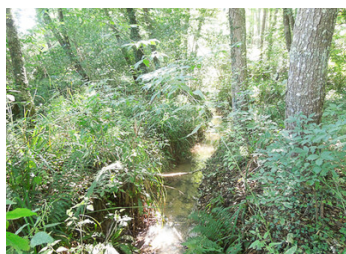


## ENERGY - DPE



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

Steps lead up to the front door, which opens to the hallway. To the right is the light and airy living room (approx. 23m<sup>2</sup>) with American-style kitchen and patio doors which enjoy lovely south-facing views over the surrounding land and countryside. There is a spacious fully-tiled shower room with walk-in shower and a large double bedroom (approx. 22m<sup>2</sup>). The property is heated by a modern wood burning stove in the corner of the living room. Both the living room and bedroom have feature high-vaulted beamed ceilings. The property is double-glazed throughout and the French windows have an electric roller shutter.

The property has a large hangar opposite the house to store wood and to shelter cars. There is over 14ha of land, including woodland with a stream running through. However approximately 13ha of this land is currently rented on a long-term basis to a local landowner to provide hay for his animals. The land is a "zone naturelle", which means it cannot be cultivated although it can be used for horses, sheep, goats, donkeys. There are 3 other houses along the lane, but they are some distance from the property and cannot be seen from the house.

The nearest village (4km) has a supermarket, bakery, bar/restaurant, doctor and pharmacy. The lively town of Nogaro is 20km, as is Aire sur l'Adour is 20km with access to the M65 Bordeaux-Pau motorway. The nearest airport with UK links is Tarbes-Lourdes (Ryanair) is 90km (1h 25m) while Biarritz...

## LOCAL TAXES

**Taxe foncière: 875 EUR**

## NOTES