

UNDER OFFER - Beautiful, Traditional 3 bedroom house, garage/atelier with panoramic views to the Pyrenees.

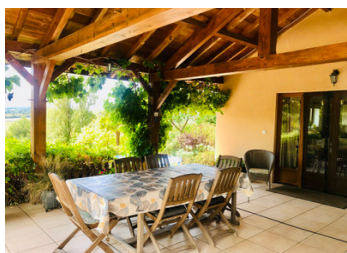


INFORMATION

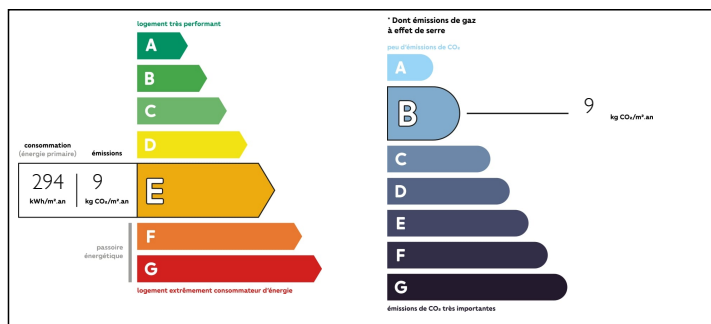
Town:	Sabazan
Department:	Gers
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	4355 m2

IN BRIEF

Well-presented traditional Colombarie house, in the beautiful Gers countryside. This property has been lovingly restored whilst keeping many of the traditional features. Set in the region of Bas-Armagnac, a small agricultural area occupying a western part of the Gers department, with chateaux's nearby and vineyards all around; this house is set in some fantastic countryside with big skies and unspoilt views.



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

Entering in from the large, covered terrace into the fitted kitchen/dining room of 31.5m², with cream cabinets and an island, granite work surfaces, tiled floors with underfloor heating, beam ceilings, 2 sets of double-glazed French doors, this is a bright room, through a door to the rear is a utility room of 8m² with tiled floors, base units and a sink. Back into the kitchen, and through the other doors, is an impressive lounge of over 50.5m², with high ceilings, double door to the front of the property. Tiled floor, wood burner and stairs to the mezzanine which is currently being used as the office. There is also separate toilet 3m² with vanity unit accessed from the lounge. Going up a few steps into a corridor with fitted cupboards, this area is large enough to be used as an additional seating area, spotlights fitted throughout. The first bedroom you reach is 19.5m² this has the colombage walls and beam feature, good size room with doors leading to the garden, continuing through the corridor is bedroom 2, this would be the master room 23.6m² this room has fitted wardrobe and an ensuite shower room with toilet and vanity unit and heated towel rail, there is also a door leading to the garden. Returning to the corridor with more fitted storage cupboards at the end there is a family bathroom 5.5m² consisting of bath with shower over, toilet, vanity unit a heated towel rail and...

LOCAL TAXES

Taxe foncière: 925 EUR

NOTES