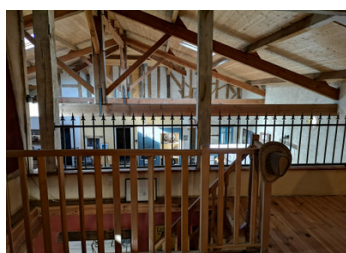
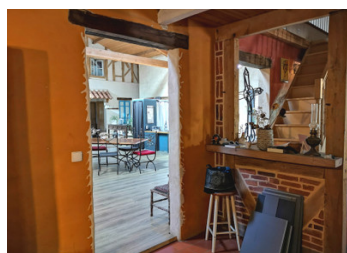


Lovely 4 bedroom village house with large open plan living room of 137m2! Garden.



## INFORMATION

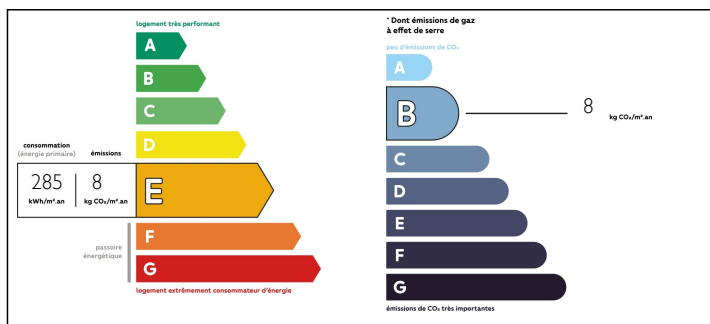
Town:	Le Brouilh-Monbert
Department:	Gers
Bed:	5
Bath:	2
Floor:	330 m2
Plot Size:	730 m2



## IN BRIEF

This is a very spacious 4 bedroom house with an absolutely enormous main room that is very versatile with a vaulted ceiling. The renovation is tasteful and in keeping with the age of the building using many upcycled period items and making this a very appealing home. There is a lawned garden area with shrubs and fruit trees to the front. In a quiet rural village, with a bus connection to local towns. Mains drainage Heating with a pellet boiler and a large wood-burner.

## 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

Set back from the village centre this house offers a very peaceful location, with only local traffic to the other village properties.

Schools and shops locally in Vic Fezensac and Auch with the bus stop close by.

Many fetes and festivals in the area

Market in Vic Fezensac every Friday morning 15mins

Tempo Latino in Vic Fezensac

Jazz in Marciac

Ski club in Vic Fezensac

Train station in Auch 20mins

Airports Toulouse 1H15

Coast 2H30

Ski 2H

Dimensions:

Kitchen with large wood-burner takes up to 1m logs and open to living area 36m2

Room 19m2

Shower room 5.5m2

Living room 137m2 with pellet wood-burner

Bedroom 22m2

Bedroom 35.6m2

WC 1.1m2

Lobby 1.5m2

Bathroom 12m2 with shower and slipper bath and area for washing machine and storage.

Office 21m2

Bedroom 35.8m2

Bedroom 16.3m2

Bedroom 8m2

## LOCAL TAXES

Taxe foncière: 1268 EUR

## NOTES

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