

Gorgeous property with 4 bedrooms set in a pretty little village between two market towns. Over 5000m2 land

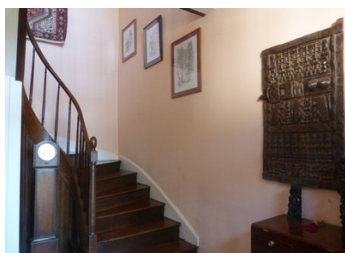


INFORMATION

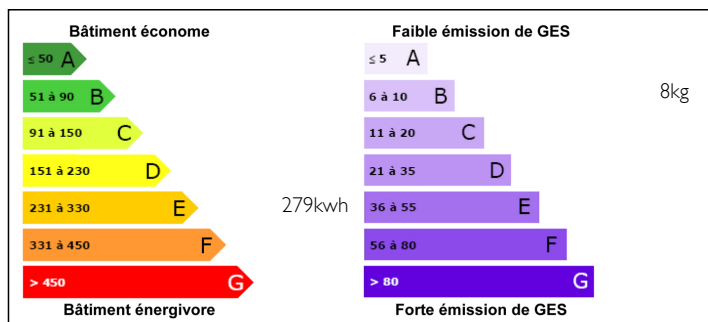
Town:	Miélan
Department:	Gers
Bed:	4
Bath:	2
Floor:	213 m2
Plot Size:	5854 m2

IN BRIEF

Located in a pretty village close to two market towns, this property has lots to offer. 4 good sized bedrooms with space for adding additional bedroom if required, or separating part of the house to create an independent living space. The garden is nicely laid out lawn with fruit trees. Would also make an ideal equestrian property.



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 the property through the electric gates you find yourself in front of this impressive looking house which dates back to the 1800's. The garden is laid to lawn with several shaded areas for sitting during the summer months.

Entering the house through the front door you are welcomed into the entrance hall with staircase, leading to the first floor, and small shower room. To the right takes you into the lovely sitting room with wood burner and large radiator. The whole house benefits from central heating run by an aerothermal system. To the rear of the room there is a cozy office.

A door on the left of the entrance hall leads to the dining room, the large fireplace with a wood burner and windows to north and south.

The kitchen is accessed from the dining room as well as through a doorway that leads out to the garden.

The kitchen is fully equipped with fitted wall and floor cupboards and a centre island. The worktops are marble and there is a great range cooker installed.

A half-glazed door leads through to the laundry room, a separate WC and door leading out to the garden.

Taking the stairs to the first floor you have a bright landing that leads you to 4 bedrooms, 1 with access to a balcony, 2 bathrooms - 1 ensuite to the master bedroom, and a storage room that could be converted in to an additional bedroom.

This room is above the barn and already has...

NOTES