

Beautiful 4 bedroom period home with garden, terrace and outbuildings. In the centre of a popular market town.

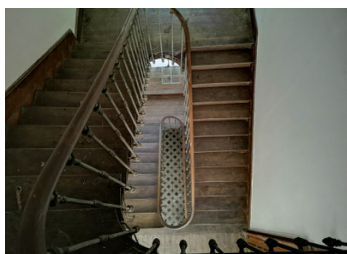


## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Vic-Fezensac |
| Department: | Gers         |
| Bed:        | 4            |
| Bath:       | 1            |
| Floor:      | 280 m2       |
| Plot Size:  | 1590 m2      |

## IN BRIEF

This lovely stone period house has many original features including the period tiled flooring, the stunning central staircase, plaster cornices, wooden paneling and fireplaces in almost every room. The layout is original with plenty of storage. There is attic space which has the "servants' rooms". The house has been rewired, repainted and top double-glazing units has been installed. A large balcony is accessible from a bedroom. There are mountain views from the front of the house which is south facing. Possibility to make a separate dwelling with courtyard from the outbuildings.



## ENERGY - DPE



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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: 1915 EUR

## NOTES

## DESCRIPTION

A wonderful opportunity to become the owner of an original period Manor house.

There are many opportunities to enhance the current property. The location gives the possibility of chambre d'hotes for travellers, holiday makers and those that are here for the summer festivals. Likewise a superb family home for those working locally or remotely due to the high speed internet. A holiday home for those requiring everything on the door step including the local festival Tempo Latino!

### Dimensions

Entrance hall 25M2

Salon with doors to terrace 40M2

Sejour 21M2

Kitchen 14M2 with pantry 4M2

Room 8.5M2

Laundry 16M2

WC 1.5M2

Workroom 12.5M2 with attic space

Storage 12M2

2 additional store rooms

Landing 15.5M2

Bedroom 22M2 with dressing area 5.5M2 with wash basin (possibility to create an ensuite) and door to balcony

Bedroom 20M2

Bedroom 16M2

Bedroom 20.5M2

Bathroom 5.5M2

Attic rooms 2 X 6M2

Attic space 40M2

### Outside

Lovely private and mature garden to the rear of the property, including covered terraced area accessible from the salon.

Outbuilding 35M2 with potential for summer kitchen or garaging

Parking or courtyard 24M2

### Distances :

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees.

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