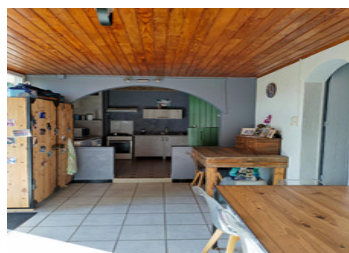


Family home, with independent annexe for family and friends. A pool for the long summers.



## INFORMATION

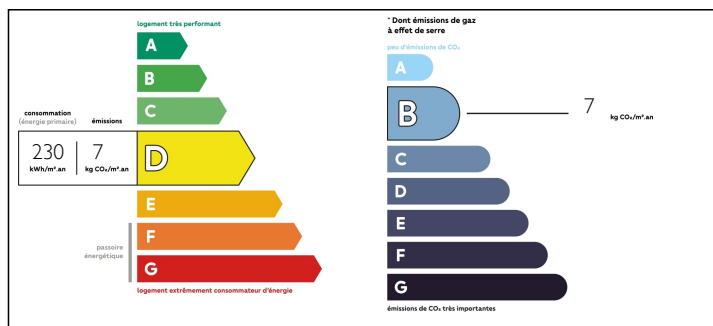
Town:	Riscle
Department:	Gers
Bed:	6
Bath:	2
Floor:	260 m2
Plot Size:	2700 m2



## IN BRIEF

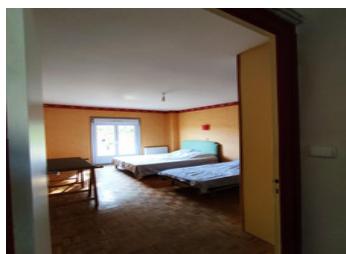
This large family home offers space and comfort. Large fenced garden with in-ground pool. There is a well on site, so watering the garden will not be a problem.

## 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

The rooms are well proportioned. Lounge of 48m<sup>2</sup>, kitchen 38m<sup>2</sup>. The apartment is also spacious with 60m<sup>2</sup>.

This house offers a family all they need to grow, safe secure garden. Close to schools and shops.

Fitted with double glazing, well insulated, and reversible heating/aircon, this house will be economical compared to the traditional stone houses.

This property has had a lot of updating, so all that is needed is you!

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

## NOTES