

Property to renovate in quiet location +22ha land with water source +outbuildings + close to tourist town



INFORMATION

Town:	Marciac
Department:	Gers
Bed:	2
Bath:	0
Floor:	130 m2
Plot Size:	220000 m2



IN BRIEF

This old stone farmhouse requires complete renovation so is a blank canvas. Approximately 200m2 of exploitable space. In a small quiet hamlet this old property has many original features including the original flooring: tiles and terracotta , wooden flooring and fire place. There are attached outbuildings and a large modern farmbuilding on the land. A water source is also on the land.

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

Room sizes

Entrance hall 15.6m²
Kitchen 20m² with fireplace
Room 15.8m²
Room 18.4m²
Landing 10m²
Bedroom 20m²
Chai concrete floor 29m²
Outbuildings 67m²
Modern Farmbuilding 290m²
22Ha of land

Festivals

Jazz in Marciac
Tempo Latino Vic Fezensac
Rock in Montesquiou
Country Mirande
Roman festival Eauze

NOTES

Things to do:

Walking
Swimming lakes with sandy beaches Aignan and Lupiac
Wine tasting
Eating
Fishing rivers and lakes
Gliding Nogaro and Auch
Motor Racing Nogaro
Car Boot sales
Canoeing
Cycling
Skiing

Distances:

Marciac 7mins
Vic Fezensac 30 Mins
Toulouse 1h40
Bordeaux 2h
Pau 1h15
Tarbes 1h
Coast Med 3h
Coast Atlantic 2h
Skiing 1h40