

Attractive Landaise style 4 bedroom house, outdoor dining and seating areas and a pretty garden



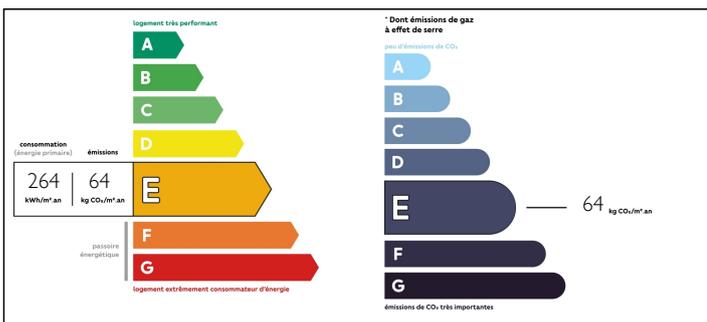
INFORMATION

Town:	Arblade-le-Haut
Department:	Gers
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	3478 m2

IN BRIEF

This 1970's built house offers spacious accommodation over two floors and is surrounded by pretty gardens and plenty of outdoor space for dining or relaxing, the property is not overlooked. It is ideally located between the two lovely towns of Nogaro and Riscle with all their amenities, in the beautiful area of South West France.

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

On the ground floor

There is a fitted kitchen with range cooker (16.5m²), a large light and airy living room/dining room with french doors to the outside (28.7m²), a ground floor double bedroom (10m²) with ensuite bathroom and a study (12.3m²).

On the first floor there is 3 further double bedrooms (11m², 10.5m² and 12m²) and a shower room with WC.

There is a workshop accessed from exterior stairs on the first floor which could be used to create an additional bathroom or something else.

Outside there is a large covered summer kitchen with a built in barbecue, a utility room and a large dining area, two further covered terraces for dining or relaxing, a garage and a carport complete the outside living spaces. The large garden has many mature trees and is surrounded by open countryside.

Central heating is oil. The house has some double glazing but not total.

LOCATION

NOGARO - 5 minutes all amenities

RISCLE - 10 minutes all amenities

AIRE SUR L'ADOUR - 15 minutes all amenities

AIRPORTS - Tarbes/Lourdes 1hr 10mins

Pau 1hr Bordeaux 1hr 45mins Toulouse 1hr 45mins

COAST - Capbreton 1h30mins

SPAIN - San Sebastian 2hr15mins

SKI - Cauterets 1hr50mins

Things to do in the area:

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals

History and culture - visit the pretty bastide towns discover D'Artagnan in Lupiac!

Cinema's in Vic Fezensac, Nogaro, Plaisance, Auch

Walking - The Camino Trail passes through the Gers Golf (Golf de Pallane Tillac and Golf de Guinlet, Eauze)

Paul Armagnac racing circuit Nogaro

LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES