

UNDER OFFER: Charming riverside village house with garden – a rare find in the centre of Fourcès.



INFORMATION

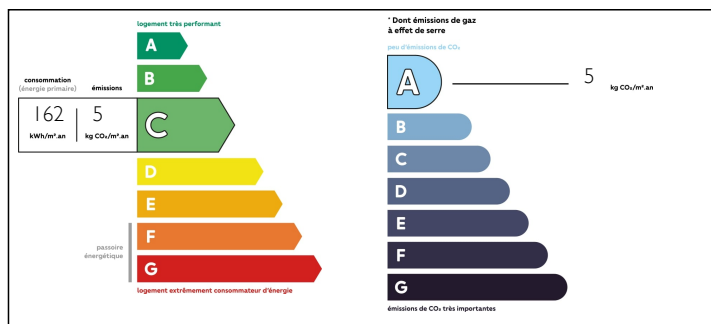
Town:	Fourcès
Department:	Gers
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	218 m2



IN BRIEF

Situated in the middle of this lovely Gers village, officially one of the most beautiful in France, this exceptional 2-3 bedroom stone built property is in immaculate condition and would make an ideal principle residence, holiday rental or second home. With authentic original features and exposed beams, the house is deceptively spacious and perfectly formed with good-sized rooms and ceiling heights throughout. The kitchen leads out to a lovely, easy to manage garden (35 m2) and to the banks of the stunning river Auzoue that meanders through the village. The garden provides a completely private and peaceful space and a wonderful chance to observe nature and river life. It's not often such properties come to market in turnkey condition so this truly is a fantastic opportunity – viewing highly recommended to appreciate the full potential.

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.



LOCAL TAXES

Taxe foncière: 500 EUR

NOTES

DESCRIPTION

The house is situated in a peaceful square just off the famous main central square of Fourcès: one of the few villages in France to have a round square! The front door nestles discretely in a private courtyard area.

Ground floor:

On entering there is a hallway (12 m²), which leads to a beautiful and fully fitted kitchen (24 m²), with a door leading to an adjacent pantry (4m²) running the full length of one side of the room.

The kitchen is well lit with the back door leading to the pretty garden that has been well maintained by the current owner.

To the right of the hallway there is a small corridor (7.5m²) with ample storage space and a downstairs WC (1.5m²).

First floor:

Wooden stairs lead to a landing area – to the right is an elegant living room (25m²) with a large fireplace and a ceiling height of 2.7 metres.

Straight ahead is the master bedroom (18m²) with its own en suite bathroom and shower and fabulous views of the river and the medieval village beyond.

Second floor:

From the living room, stairs lead to the converted attic area.

To the right is another large living room (38m²) currently serving as a library / storage space but this could easily become another bedroom with its own bathroom.

The attic bedroom (26m²) also has its own conjoined bathroom (with shower and WC).

Also included is a separate plot of land (181 m²) only a two-minute stroll away through the village, which would make an ideal...