

Total renovation project with enclosed plot of 495m2 in Manciet, Gers (32)



## INFORMATION

Town:	Manciet
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	495 m2

## IN BRIEF

This current building (approximately 100m2) on an entirely enclosed plot of 495m2 is in need of total renovation. Situated in the middle of Manciet and in walking distance to all amenities. Water, electricity and mains drainage are available. The property is being sold in its current state, without any works. Manciet is located between Nogaro (Paul Armagnac Racing Circuit) and Eauze (the capital of the Bas Armagnac). Auch - 45mins Prefectural town of the Gers Airports - Bordeaux 1hr45mins, Toulouse 1hr 25mins Ski - Cauterets 2hrs Spain - San Sebastian 2hrs 20mins Coast - Biarritz 2hrs Contact now to arrange a viewing.

## 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

null

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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