

Beautifully presented detached 1-2 bed villa, contemporary living with large garden with CU and outbuildings

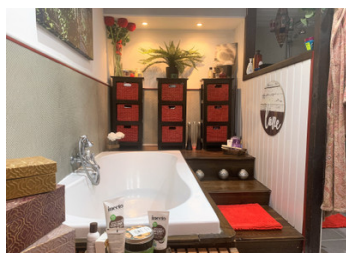


## INFORMATION

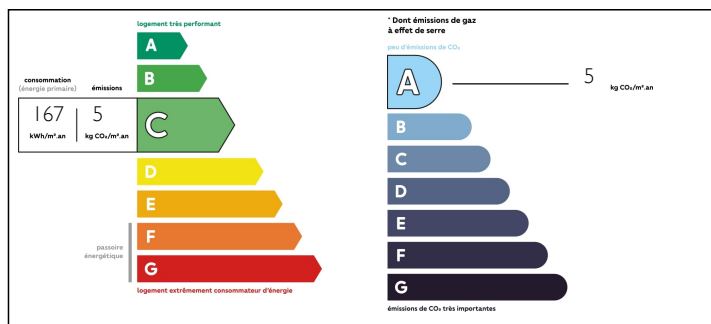
Town:	Sorbets
Department:	Gers
Bed:	1
Bath:	1
Floor:	96 m2
Plot Size:	3450 m2

## IN BRIEF

Located in the heart of the Bas Armagnac region of Gers this beautifully presented 1 bedroom house provides contemporary, flexible living for a professionals, a young family or single person. This adorable, fully renovated and comfortable home with open plan living includes; double glazing throughout; electric shutters to some windows, reversible air conditioning, wood and pellet burner. The bedroom has a sliding door into a large dressing area (currently used as a treatment room) and the mezzanine offers flexibility of space and use such as, home office or storage. The well maintained garden offers; covered terrace ,bbq area, additional terrace, cherry, fig and mimosa trees and sheds providing ample storage space. Close to the towns of Nogaro, Plaisance, Riscle all providing supermarkets, doctors and a wide range of amenities. A must see property!



## 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: 185 EUR**

## NOTES

## DESCRIPTION

Tastefully arranged over the ground floor with mezzanine room the property briefly comprises  
Open plan

Living area 24m<sup>2</sup> with vaulted ceiling and velux windows

Dining area 22m<sup>2</sup> pellet burner, tiled floor, door to garden

Kitchen 18m<sup>2</sup> fully equipped with modern wall and base units, breakfast bar, spot lights, under stair storage.

Separate bedroom 15.9m<sup>2</sup> with double aspect windows sliding doors to dressing area

Dressing area 9.7m<sup>2</sup> with ample wardrobe space of 4.6m<sup>2</sup>

Bathroom 12m<sup>2</sup> bath, shower, toilet, sink and vanity unit, towel heater, spot lights, fully tiled

Utility 1.24m<sup>2</sup>

Mezzanine room with reversible air conditioning and double aspect with windows

Grounds of 3450m<sup>2</sup>

Covered terrace of 45m<sup>2</sup>

Sheds 27m<sup>2</sup>, 7m<sup>2</sup>, 7.8m<sup>2</sup> plus plastic shed

Permission granted in March 2022 for a house of upto 140m<sup>2</sup> can be erected on the land.

Auch 1hr, Marciac 25mins (Jazz festival), Eauze 20mins (capital of Bas Armagnac/fabulous Thursday market)

Golf 30mins

Airports: Bordeaux 1hr45, Toulouse 1h45, Pau 1hr Tarbes/Lourdes 1hr

Coast 2hr

Ski 1h40

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