

**MUST SEE! Old meets new in this substantial 7 bed bright and spacious property with 75m2 salon & 1ha land**



## INFORMATION

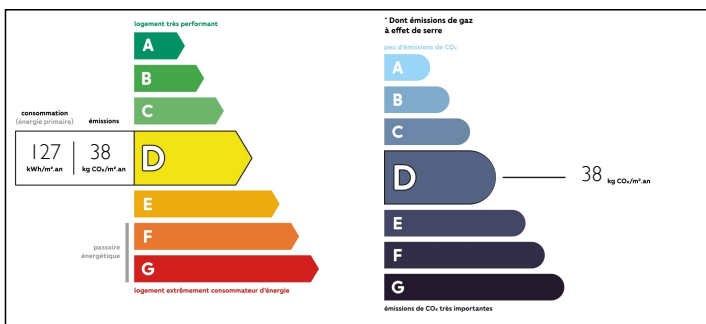
Town:	Bassoues
Department:	Gers
Bed:	7
Bath:	4
Floor:	450 m2
Plot Size:	10011 m2

## IN BRIEF

Fusion of traditional stone work, oak and flagged floors with minimalistic interior design works well to provide a versatile bright and spacious home. Set off a small lane tucked amidst the old oaks this renovated property dating from 1821 has a dominant position over the surrounding countryside. The property could easily be divided for 2 families or main and guest house. Underfloor heating.



## 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: 2149 EUR

## NOTES

## DESCRIPTION

Ground floor Maison de Maitre

Entrance 16.59m2

Kitchen 23.5m2

Hall with storage 5m2

Office 13m2

WC 2m2

Entrance Lobby connected the 2 sections 13m2 with large oak door to covered terrace 50m2 on 2 levels

Ground floor chai

Library are 51m2

Salon 75m2 with open fireplace and end wall of patio doors.

Upstairs Maison de Maitre

Stairs from entrance to

Bedroom 23m2 dressing area 5.4m2

Bathroom 14.4m2

Bedroom 13m2

WC 1.5m2

Roof Terrace 15m2 accessible from both parts.

Stairs to

Bedroom/Loft room 72m2 with plumbing for bathroom

Upstairs Chai stairs from library

Shower room 4.6m2

WC 1.9m2

Bedroom 15m2

Bedroom 12m2

Storage 2.5m2

Bathroom 6.4m2

Bedroom 15m2 with sliding doors to decked terrace

Bedroom 20m2 with sliding doors to decked terrace

Decked terrace 19m2

Outside

Storage 13.5m2

Laundry room 6m2

Boiler room 4m2

surrounding courtyard of 20m2