

Gascon house with 6 bedrooms, mountain views and adjacent outbuildings

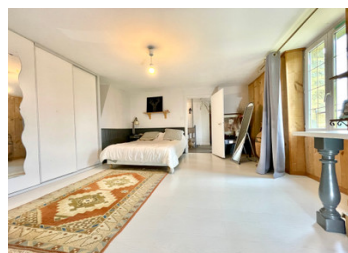


INFORMATION

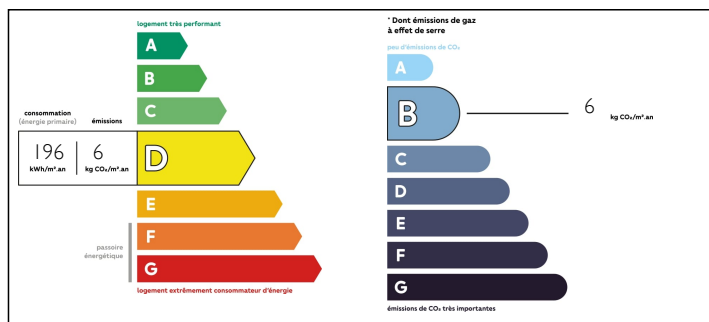
Town:	Beaumarchés
Department:	Gers
Bed:	6
Bath:	1
Floor:	262 m2
Plot Size:	2571 m2

IN BRIEF

This large, ready to move in mountain-view gascon house is situated on the outskirts of a pretty village, close to services.



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

Entering the house through the main door, you will immediately notice an inviting, large open plan living space to your left. It is divided into a cosy living room area with a wood-burning stove, a dining room area and, taking three stone steps down, a fitted kitchen.

The kitchen has a door to the roofed terrace where you can enjoy views of the garden, the surrounding hills and, straight ahead, the Pyrenees mountains.

To the right of the main entrance, there is a small toilet and a bedroom with washbasin and dressing room.

Upstairs, there are two large bedrooms, a shower room with a large walk-in shower and a separate toilet.

From the landing on the first floor, there are doors leading to the back of the house with further 3 very large rooms.

The house has great potential for further expansion. There are two large outbuildings at the back of the house.

In addition, there is a great business opportunity to purchase another building, sold by a different owner, which is attached to the back of the house and contains 3 very large rentable apartments (ref.A21431JOM32)

NOTES

Dimensions

Ground floor:

Entrance - 9m²

Living room – 19m²

Dining room – 20m²