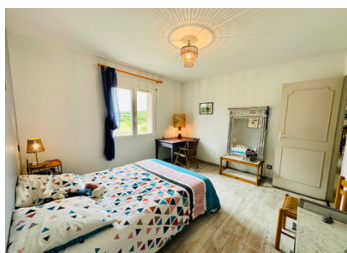


UNDER OFFER - Luminous single storey house with pretty garden, two garages, edge of village location



INFORMATION

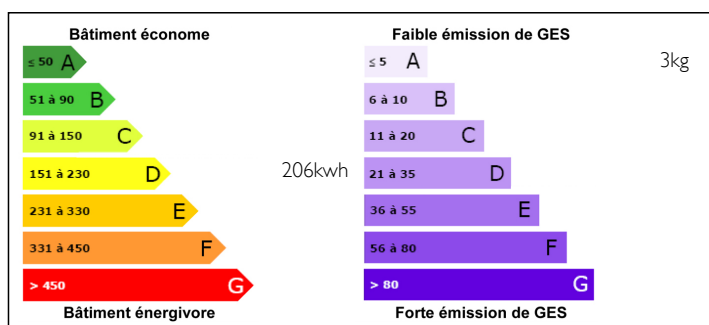
Town:	Plaisance
Department:	Gers
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	2830 m2



IN BRIEF

This well maintained single storey house is on the edge of a charming village in the Gers (32). It is only 5 minutes from Plaisance, which has all amenities, 15 minutes from Marciac with its international Jazz Festival and 45 minutes from Tarbes/Lourdes airport. Built in 1993 it is ready for you to move straight into. Ideal for a couple or family. The benefits of this house are the two garages (one integral one detached), the two large verandas, the two kitchens and the flexibility of living space as the attached garage could be developed into further living accommodation for example a master suite. The advertised size of the house is the total size. The private garden is big enough if you wished to add a pool. It is laid mainly to lawn with mature trees and shrubs such as palms, mimosa and roses. A very calm environment.

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: 890 EUR

NOTES

DESCRIPTION

The house is double glazed throughout and the loft is insulated.

The gravelled driveway to the house is accessed via the gate giving ample room for several cars to park.

Enter the house via the tiled veranda 11m² with entrance door to the main open plan living space of kitchen, dining area and living room of 34m². The insert wood burner creates a nice central feature, a small hallway leads to two bedrooms of 13m², one with a useful dressing area 2.3m² and the family bathroom 8.2m² with bath and shower over, sink with vanity, bidet, half tiled walls, built in full height storage and window, there is a separate toilet with sink.

From the main kitchen with breakfast bar, lowered hob, sink, fitted base units and access to the back veranda 20m² and second kitchen 10.5m² with base and wall units, plumbing for washing machine and dishwasher and sink.

From the second kitchen a door opens to a room that the current owners are using as the third bedroom 9m² from this room you enter the attached garage 19m² with concrete floor, up and over door and access to a small room 5m² currently being used as an office.

The exterior of 2830m² has a detached garage, wood store and covered store at the rear useful for garden furniture/bbq etc. A path leads to the lawned garden where there is ample room to install a pool.

THINGS TO DO IN THE AREA:

Wine tasting, we are...