

Charming and stylish village house in the centre of Fourcès – the perfect pied-à-terre.

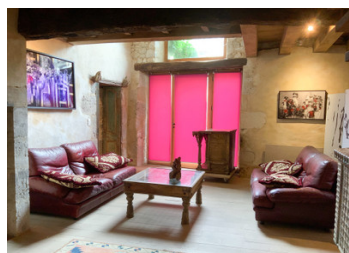


## INFORMATION

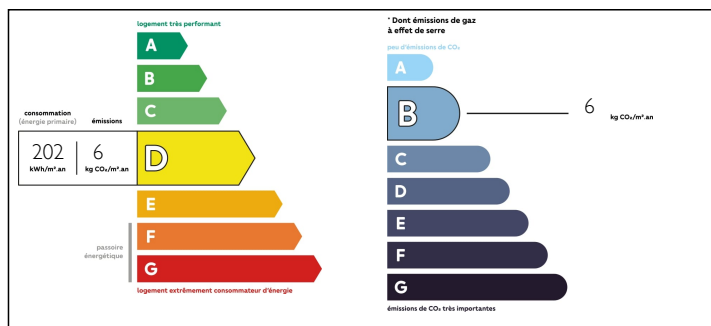
Town:	Fourcès
Department:	Gers
Bed:	1
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

## IN BRIEF

Situated in the middle of this lovely Gers village, one of the most beautiful in France, this exceptional 1 bedroom stone house is in immaculate condition and would make an ideal principle residence, artist's/writer's retreat, Airbnb or second home. With authentic original features and exposed beams, the house is deceptively spacious, well lit, and perfectly formed with good-sized rooms and ceiling heights throughout. It's not often such properties come to market in turnkey condition so this truly is a fantastic opportunity - viewing highly recommended to appreciate the full potential of this unique 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: 735 EUR**

## NOTES

## DESCRIPTION

The house is situated in a peaceful square just off the famous main central square of Fourcès: one of the few villages in France to have a round square!

It was completely renovated in 2005 with the sympathetic eye of an architect who expertly found a harmonious balance between old and the new.

Double-glazed throughout with wooden windows, it still retains all its authentic character but the added extra ingredient of light has been introduced with two large square side windows (each 2.5 metres tall) that stretch the full height of the house lending it great luminosity.

On entering from the square, there is beautifully fitted modern kitchen (22 m<sup>2</sup>) with stone floors and exposed beams.

Beyond the kitchen, via a small recess is the downstairs boiler room and a WC.

From the kitchen we move to the main living room (30 m<sup>2</sup>) with a beautiful feature fireplace with wood burning stove and stone floors.

A flight of floating wooden stairs leads to an expansive private mezzanine style sitting room/office (41 m<sup>2</sup>) where one also gains maximum light from the full-length windows.

From here there is access to a good-sized bedroom (22 m<sup>2</sup>), which opens on to bathroom with shower and WC (7 m<sup>2</sup>).

A window in the bedroom ceiling provides yet more light.

There is access to the bathroom from mezzanine sitting room.

There is also an attic and beautiful stone electric heaters to accompany the wood burning stove. The upper level has beautiful wooden floorboards