

**REDUCED 265 000 EUROS Super stone house for renovation+outbuildings + just under 1Ha of land with wooded area**

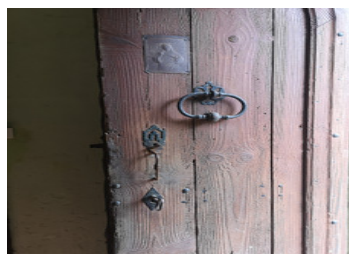


## INFORMATION

Town:	Sirac
Department:	Gers
Bed:	4
Bath:	1
Floor:	247 m2
Plot Size:	9900 m2

## IN BRIEF

Set back from a country lane up a driveway this wonderful stone property set in just under 1Ha of land requires updating. The rooms are large the ceilings high with terracotta tiles on both upper on both floors. Plenty of space to extend to create studio or gite.



## 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

The original oak doors lead to a hallway of 16m<sup>2</sup>.  
To the right the kitchen 23m<sup>2</sup> with a pantry 4m<sup>2</sup>  
To the left the dining room 23.5m<sup>2</sup> and room of 5.6m<sup>2</sup>

A bathroom 5.5m<sup>2</sup> WC with basin 2m<sup>2</sup>

Large stair case to upper floor Landing of 16m<sup>2</sup>

Room 5.7m<sup>2</sup>

Bedroom 25m<sup>2</sup> with small room off 5.8m<sup>2</sup>

Bedroom 25m<sup>2</sup> with small room off 4m<sup>2</sup>

Large room with 3 windows 62m<sup>2</sup>

Outside

Stables 64m<sup>2</sup>

Outbuildings 82m<sup>2</sup>

Abri 70m<sup>2</sup>

Open hanger 300m<sup>2</sup>

Double garage 36m<sup>2</sup>

Mature trees

Parking for many vehicles and Motor home.

## NOTES

Things to do

Exhibitions

Theatre

Shopping

Walking

Swimming lakes

Wine tasting

Eating

Fishing rivers and lakes

Gliding Auch

Motor Racing Nogaro

Car Boot sales

Canoeing

Cycling

Skiing

Golf

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>