

Detached, traditional 4 bed house walking distance to all amenities, large living areas, pretty garden.

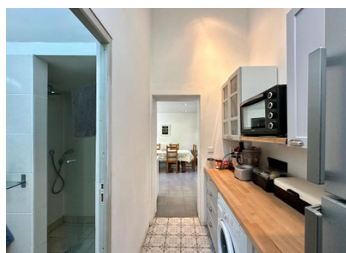
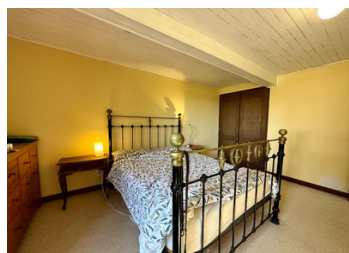
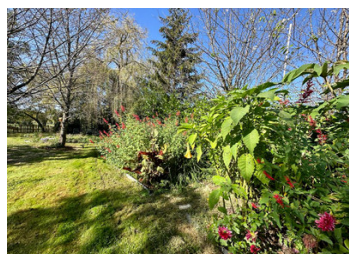


## INFORMATION

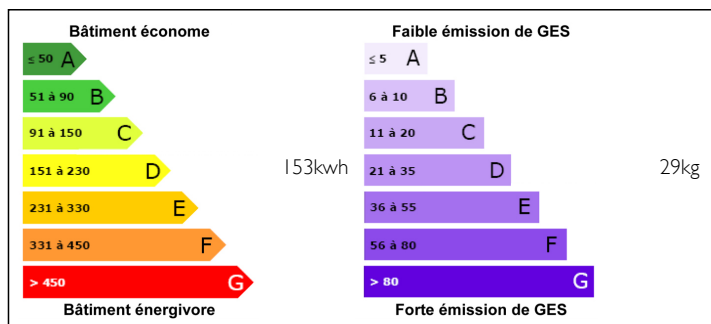
Town:	Plaisance
Department:	Gers
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	3461 m2

## IN BRIEF

This well maintained house, sits at the edge of the market town of Plaisance with all amenities in the Gers (32). Ready for you to move straight into, the key features are: new heat pump, new solar panels, new kitchen with granite worktops, luminous rooms with large proportions, additional downstairs rooms that could be used as further bedrooms with patio doors leading to garden terraces. The large well maintained garden is a real bonus with ample parking, covered parking, large garage with vegetable plot and greenhouse. This house is ideal for a family or couple or a large holiday home. Airports of Tarbes/Lourdes 50mins, Bordeaux and Toulouse 2hrs

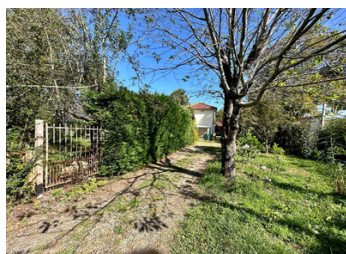
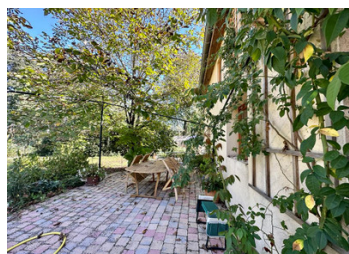


## ENERGY - DPE



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: 1900 EUR**

## NOTES

## DESCRIPTION

The house is briefly comprised of:

### GROUND FLOOR

Entrance hall leading to fully fitted kitchen on the right (19m<sup>2</sup>) with granite worktops, tiled splashbacks, patio doors to garden

Utility room (4m<sup>2</sup>) with fitted storage, wooden countertop, plumbing for washing machine

Shower room (4m<sup>2</sup>) with walk in shower, heated towel rail, sink, loo

To the left of the entrance hall the living room (23m<sup>2</sup>) with new insert wood burner, built in shelving, beam feature ceiling

Dining room (15m<sup>2</sup>) with tiled floor, white beam ceiling and patio door to a side terrace with manual canopy, from this room there is an additional room (8m<sup>2</sup>) currently used as a sewing room.

### FIRST FLOOR

A wooden staircase leads to a landing with velux window

Bedroom (15m<sup>2</sup>) with mountain views from the window, beamed ceiling and dressing room (3.7m<sup>2</sup>) with solid wooden floors and spot lights

Bedroom (9m<sup>2</sup>) with fitted wardrobe and loft access

Bedroom (15.5m<sup>2</sup>)

Bathroom (5m<sup>2</sup>) fully tiled with bath, walk-in shower, sink with granite vanity worktop, loo, spot lights

Bedroom (12.5m<sup>2</sup>)

Office (6m<sup>2</sup>) this could be a dressing room for the adjacent bedroom

### EXTERIOR

A long drive way leads to the house with covered carport (33m<sup>2</sup>) concrete floor, well (with the pump located in the garage) and door to the garden, an outbuilding houses the heat pump and plumbing for dryer.

A lovely decked and block paved terrace is situated at the rear of the house with doors into the kitchen, this terrace continues to the side of the house