

Single story property with no near neighbour or roads, with 4 bedrooms, and opportunity to develop an annexe

EXCLUSIVE



## INFORMATION

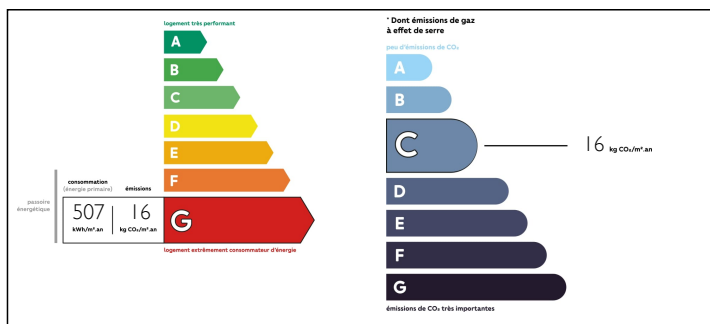
Town:	Fustérouau
Department:	Gers
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	4266 m2

## IN BRIEF

This charming single story property, sits in the Gers countryside, surrounded by fields and some woodland. There are no close neighbours, and this house is not overlooked. There would be work required to improve the energy efficiency of this house. It is close to the towns of Nogaro, Plaisance, Riscle all providing supermarkets, doctors and a wide range of amenities. Auch 1hr, Marciac 25mins (Jazz festival), Eauze 20mins (capital of Bas Armagnac/fabulous Thursday market) Golf 30mins Airports: Bordeaux 1hr45, Toulouse 1h45, Pau 1hr Tarbes/Lourdes 1hr Coast 2hr Ski 1h40



## 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: **883 EUR**

## NOTES

## DESCRIPTION

The house briefly comprises of:

Entrance 7m<sup>2</sup> Double wooden doors open to a tiled entrance hall with beamed ceiling

Kitchen 11.5m<sup>2</sup> large window to front of house, Belfast sink with granite work surfaces, tiled splashbacks, tiled floor, extractor fan, beamed ceiling

Living room 25m<sup>2</sup> with tomette floor tiles, double patio door to front terrace, window, ceiling fan, wood burner

Dining room 15m<sup>2</sup> tomette floor tiles, beamed ceiling, 2 windows

Hallway 11m<sup>2</sup> with tiled floor

Bathroom Hallway 3.5m<sup>2</sup> with door to rear garden

Bathroom 5m<sup>2</sup> bath, sink, fully tiled, window, shower with jets and shower head

WC 1.7m<sup>2</sup> with window and half tiled wall

Store room 1.5m<sup>2</sup> with hot water tank

Bedroom 1 11m<sup>2</sup> window, tiled floor, beamed ceiling

Bedroom 2 10m<sup>2</sup> window, tiled floor, beamed ceiling, electric fan heater

Bedroom 3 13m<sup>2</sup> window, tiled floor, beamed ceiling

Bedroom 4 12m<sup>2</sup> window, tiled floor, beamed ceiling

Independent Studio 22m<sup>2</sup> with inbuilt outdoor BBQ inside there is a small kitchen area and door to rear room currently used as storage. A tool shed and woodstore are attached to the side of this building.

### Outbuilding

Grounds of 4266 m<sup>2</sup> fully fenced, wonderful views to the countryside, mainly laid to lawn with mature trees and shrubs. An area to the side of the studio could be used to grow vegetables. The front of the house benefits from a large block paved terrace ideal for BBQ's and aperos.

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