

Charming 4 Room Village House with Convertible Outbuilding - Close to Marciac



INFORMATION

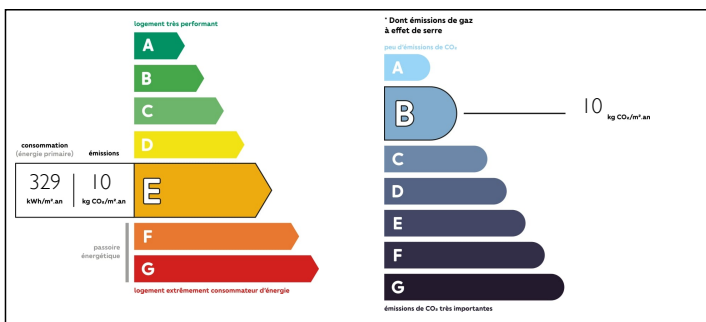
Town:	Malabat
Department:	Gers
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	630 m2



IN BRIEF

This charming property in the heart of a small village just 10 minutes from the internationally renowned jazz haven, Marciac combines the tranquillity of village life with the convenience of nearby facilities. With approximately 130 square meters of living space, the property offers a perfect blend of tradition and modern living, with a character-filled ambiance, showcasing numerous traditional features that add a unique touch to every room. The property also presents an exciting opportunity for personalization, with a detached outbuilding offering additional habitable space. The conversion of this space is ready to be tailored to your tastes, providing an ideal canvas for creating the perfect home office, studio, or guest suite.

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: **767 EUR**

NOTES

DESCRIPTION

Ground Floor

Entrance hall (12m²) with beautiful original curved oak staircase

Lounge/dining room (28m²) with original tomette floor tiles, insert fireplace and built-in cupboards

Kitchen (15m²) with original cement tiles and fireplace

Bathroom (12m²) with free standing bath and separate shower

Utility room (7m²) with external side door
WC

First Floor

Bedroom (30m²) with dual aspect windows, fireplace and built-in cupboards

Bedroom (17m²) with dual aspect windows

Bedroom (11m²) with window overlooking the garden

Outbuildings

Carport/covered terrace (31m²)

3 x ground floor garages/workshops (20m², 21m², 17m²)

2 x first floor renovated rooms (18m², 43m²)

Exterior

Covered terrace

Attractive double entrance gates

Lawn area with mature fruit trees, raised beds and various established plants.

Fully enclosed garden.

Parking

Key Aspects

Beautiful traditional character features throughout

Outbuildings with great development potential

Double glazed

Pleasant covered terrace

Landscaped garden with mature trees/plants

Garage & workshop