

4/5 bedroom detached property with mountain views+ garden + super terrace. Large Garage outbuilding and well.

EXCLUSIVE

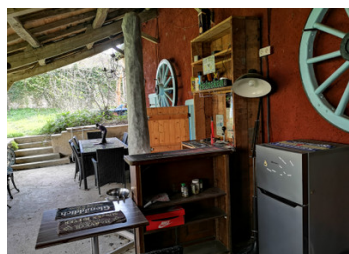


## INFORMATION

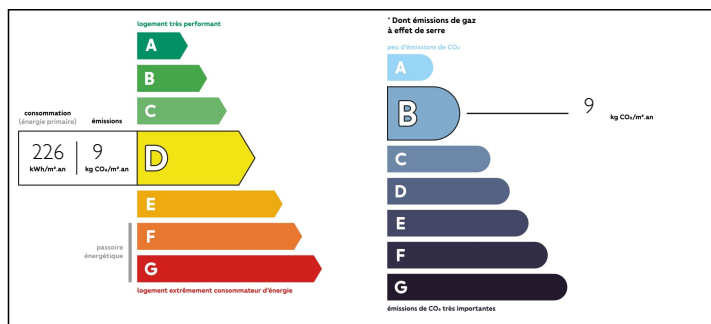
Town:	Mirande
Department:	Gers
Bed:	5
Bath:	1
Floor:	165 m2
Plot Size:	637 m2

## IN BRIEF

Rare! A super property with mountain views and a peaceful environment yet with proximity to commerce and public transport is situated in a bastide village. Plenty of scope to adapt the space and enlarge the property. Lovely large covered terrace/summer kitchen is a fantastic entertainment space summer or winter as sheltered The garden is laid to lawn with a patio area. Large double height garage. Small outbuilding and wood store. Views to the mountains to the south and countryside to the north.... What else do you need?.....Contact me soon for a viewing !



## 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: 1050 EUR**

## NOTES

## DESCRIPTION

This lively village has everything to offer being in the heart of the Gers.

Rooms:

Entrance hall with door to garden and staircase 6.7m<sup>2</sup>

Salon 20m<sup>2</sup>

Dining area 16m<sup>2</sup>

Kitchen 6m<sup>2</sup>

Inner corridor 3.6m<sup>2</sup>

Utility room 9.5m<sup>2</sup>

Bathroom 5m<sup>2</sup>

Gym 11.6m<sup>2</sup> (with door to garage)

Upstairs

Landing 10.3m<sup>2</sup>

Bedroom 19m<sup>2</sup>

Bedroom 18m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Bedroom 10.5m<sup>2</sup> with dressing area 3.7m<sup>2</sup> ( + possibility to create en suite in additional 5m<sup>2</sup>)

Office/bedroom 10m<sup>2</sup>

Outside

Garage 38m<sup>2</sup> with a further 38m<sup>2</sup> above

Covered terrace 35m<sup>2</sup>

Garden building 16m<sup>2</sup>

Wood store

Near village with bakery, shop, restaurants and post office

Marciac 20mins

Vic Fezensac 25 Mins

Toulouse 1h40

Bordeaux 2h

Pau 1h15

Tarbes 1h

Coast Med 3h

Coast Atlantic 2h

Skiing 1h40

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou