

Superb 18 Century 4 bedroom country home with swimming pool and far reaching views



## INFORMATION

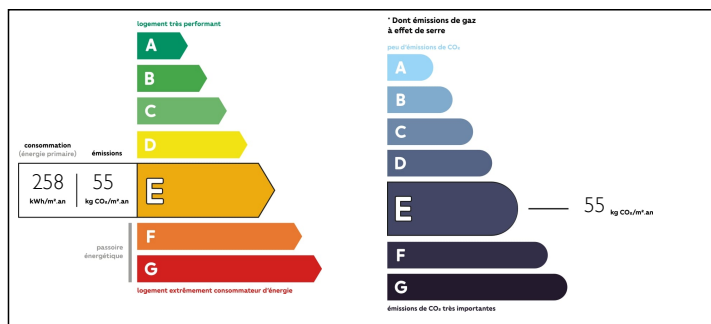
Town:	Dému
Department:	Gers
Bed:	4
Bath:	3
Floor:	189 m2
Plot Size:	5415 m2



## IN BRIEF

Gers, near Dému. This country cottage style home is ideal as a principal residence or holiday home. Comfortable and cosy, it is a superb 18th century house with 4 bedrooms and large open plan space with dining, sitting, office and snug area with wood burner. Fenced swimming pool. Land with clear views across the open countryside that surround the property. Located in a tourist area it is a few kilometres from shops and schools.

## 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: 1338 EUR

## NOTES

## DESCRIPTION

If you like the countryside and want to relax in a calm and relaxing environment? This house is made for you !

Renovated 18th century house, many original features including fireplaces, bread oven, old sink, timber and wooden beams have been preserved which add to the charm of this property.

### Layout

#### Ground floor :

Living room with bread oven, fireplace and stone sink preserved

Dining room with wood burner

Kitchen breakfast room

Bedroom 1 with stone wall and half-timbering

Bathroom

2 separate toilets

Boiler room

#### First Floor

Bedroom 2 with en suite, a small room of 8m2, bedroom or dressing room

Bedroom 3

Bathroom with bath, vanity unit and wc.

#### Exterior

Tiled terraces East side (ideal for breakfast) and West

Covered terrace

Swimming pool

Boules area

Fruit trees (plum, cherry, fig, walnut)

Vic fezensac 12km,

Condom 36km,

Auch 40km,

Marciac 37km

Aire sur l' Adour 41km (access to the A65 motorway)

Toulouse Blagnac 114km,

Bordeaux 160km,

Agen 76km (access to the A62 motorway)