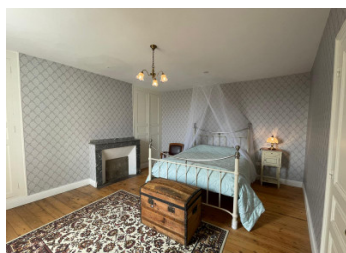
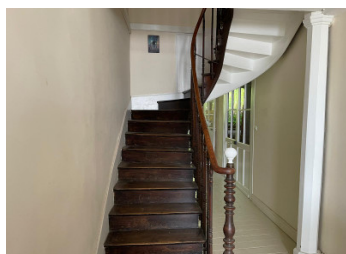
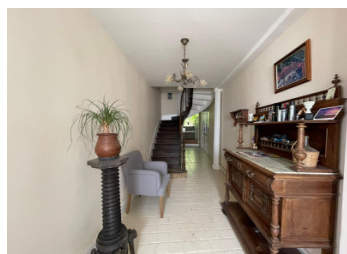
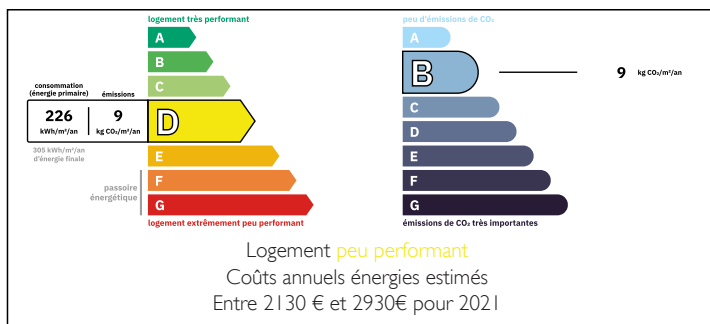


TOO LATE - OFFER ACCEPTED!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Montesquiou
Department:	Gers
Bed:	5
Bath:	1
Floor:	165 m ²
Plot Size:	637 m ²

IN BRIEF

If you are dreaming of a well-proportioned, village-based family or holiday home, a retirement property or investment property, your search has ended!

An attractive, two-storey property with mountain views to the south and countryside to the north.... it really does need to be viewed to be fully appreciated. The beautiful stone facade and traditional French shutters exude charm and curb appeal.

If required, there are ample opportunities - both inside and outside - to remodel and extend this property. There is definitely loads of potential and versatility here!

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.



DESCRIPTION

Currently used as a 5-bedroom property with one downstairs WC and bathroom, an upstairs bathroom could easily be installed. There is also ample space to enhance one of the bedrooms to include an ensuite bathroom/shower room and dressing room. Furthermore, the large garage has a second floor which could be converted into a myriad of possibilities.

Situated in a very quiet bastide village, steeped in history, this house enjoys proximity to services such as Post Office, village shop/boulangerie, pharmacy, bank, library, hair salon, tourism office and lovely picnic area.

The property retains a lot of its original features and charm - beautiful tiling in the lounge/dining area, exposed original ceiling beams in some rooms, original windows with ornate hardware and wooden flooring throughout the top floor.

The rooms enjoy generous proportions, with bedrooms to the front benefitting from beautiful views.

The garden space is exceptional for a village location; an oasis planted with shrubs and fruit trees. It is enhanced by the large, covered terrace area at the back of the property. It truly is a special all-season relaxation and entertainment space.

As well as a large garage attached to the property, there are parking spaces available to both the front and rear.

Outbuildings comprise a wood store adjacent to the house and an original stone storage shed at the rear of the garden.

To summarise, this property presents an ideal opportunity to create fantastic family/holiday home, a rental investment or an opportunity to provide...

LOCAL TAXES

Taxe foncière: 1050 EUR

Taxe habitation: EUR

NOTES