

Newly built villa of 68 sqm habitable space on 500 sqm of garden overlooking the golf course.



INFORMATION

Town:	Masseube
Department:	Gers
Bed:	2
Bath:	1
Floor:	68 m2
Plot Size:	500 m2



IN BRIEF

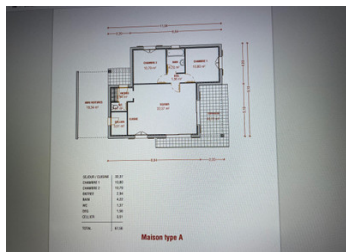
1 hour from TOULOUSE airport, newly built villa of 68 sqm habitable space, on the edge of a 9 holes golf course surrounded by the country side, 5 minutes from a small town with all amenities. Horse riding center nearby. Quiet country settings.

ENERGY - DPE

DPE not required.

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

Villa built in 2023 and finished in 2024, on the edge of a golf course and offered with its furniture and decoration (with supplement).

Garden of 500 sqm with a natural fence.

The 9 holes golf course and 18 departures has its greens renovated in 2020.

Swimming-pool of 16 x 9 meters open to members.

The club house offers activities such as darts and billard, a pro shop and a bar/snack area.

Layout of the single-storey villa :

- entrance hall : 2.94 sqm
- separate toilet : 1.37 sqm
- utility room : 3.51 sqm
- open kitchen and lounge : 32.37 sqm (fitted kitchen with electric appliances from Mobalpa)
- bedroom 1 : 10.79 sqm
- shower room : 4.22 sqm
- bedroom 2 : 10.80 sqm
- hall : 1.56 sqm

Outdoor :

- tiled terrace : 20.72 sqm
- carport : 19.34 sqm

Electric heating.

Sewage on main drains of the golf course.

Reduced notaire's fees.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>