

\*UNDER OFFER\* Detached Country House on the Landes /Gers border

EXCLUSIVE



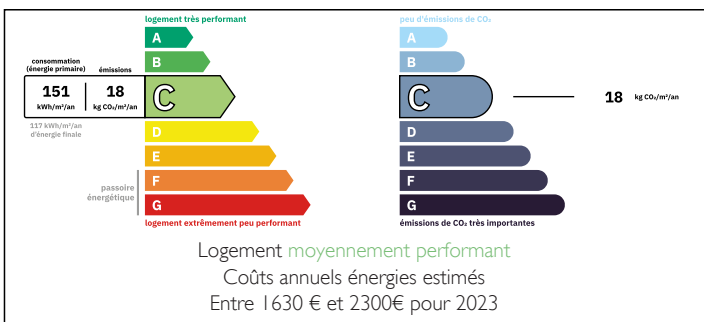
## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Parleboscq |
| Department: | Landes     |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 129 m2     |
| Plot Size:  | 255 m2     |

## IN BRIEF

Originally a stone barn in past years this property has undergone extensive work to make it a modern habitable family home suitable for first time buyers or those wanting a spacious affordable home nestled in a quiet village location on the border of the Gers and Landes in S/W France .Being part of a small village that has a community feel .Situatued 3km drive from the popular village of Castelnau D'Auzan Labarrere where you will find all local amenities, bakery, a selection of bars and eateries and first class sporting facilities to include tennis, football, rugby a large children's play area and the ever popular large outdoor heated swimming pool for summer fun. Be a part of the many community events that happen all year round! Further afield (10km) is the large town of Eauze the capital...

## 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.



## DESCRIPTION

This detached country house is located amongst a few village houses, served only by the residents lane where you will find parking and a gated entrance at the front garden area. The front lawn is laid to grass with a selection of shrubs and trees, low maintenance with a handy wooden shed. A gravelled terrace area and path lead to the house and entrance into the large Kitchen diner (24m<sup>2</sup>) Fitted with wall and base modern units with ample storage space, A/C unit, high ceilings with wooden feature beams and Velux window, radiator and tiled floor. The spacious floor area is suitable for a family sized dining table with double glazed doors. The kitchen door leads into a good sized lounge area (22 m<sup>2</sup>) with wooden floor, feature beams, radiator and large wood burning stove. Windows to the front and double glazed doors to the rear with countryside views. A/C installed and modern ceiling downlighters. In the entrance hallway you will find the main front door and small cupboard room ( 2.3 m<sup>2</sup>) where the boiler and main electrical unit is situated with storage space before heading into the downstairs bedroom No3 (19.6 m<sup>2</sup> ), a versatile room that could be multi-purpose with wooden floors and feature ceiling beams with a radiator and large window . This room benefits from an adjoining shower room ( 5.5 m<sup>2</sup> ), tiled through out with w/c, sink and walk in shower Italienne. A...

## LOCAL TAXES

Taxe foncière:

718 EUR

## NOTES