

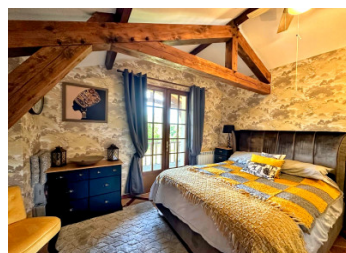
Ready to move in to property with a pool, close to the town of Marciac famous for it's Jazz festival

EXCLUSIVE



INFORMATION

Town:	Marciac
Department:	Gers
Bed:	4
Bath:	2
Floor:	142 m2
Plot Size:	3030 m2



IN BRIEF

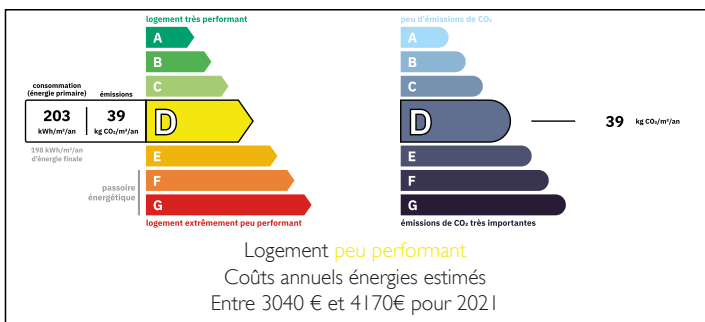
Situated on the edge of a pretty village and a short drive to Marciac (International Jazz Festival) with all amenities, this detached four bedroomed property is ready for you to move straight into. Ideal for families or as a sumptuous holiday home; with a new pool liner and terracing offering fabulous views of the countryside and the well kept grounds.

The property offers flexible living as two of the bedrooms are on the ground floor at either side of a bathroom.

The basement with garage is a great space for additional storage and the bonus is that there is a sauna in a room where a door gives direct access to the pool area.

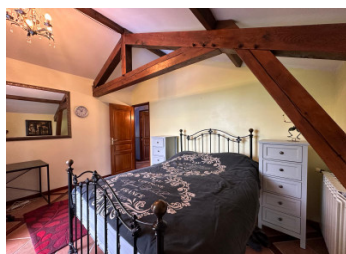
Tarbes and the International airport of Lourdes (flights to Paris, London Stansted, Milan-Bergamo and many more destinations) 35mins. Toulouse, Bordeaux, San Sebastian, the beautiful beaches of...

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 habitation: EUR

NOTES

DESCRIPTION

The house is heated by gas central heating and there is a wood burner in the living room.

The house is comprised of:

GROUND FLOOR

KITCHEN 14.4m² fully fitted with wooden countertop, tiled splashback, doors to living room and dining room, tiled floor

LIVING ROOM 36m² with 3 windows and french doors to the terrace this large room has a wood burner, tiled floor and door to the dining room

DINING ROOM 23m² tiled floor and door to terrace

BEDROOM 12m² with patio doors opening to the terrace and window

BATHROOM 6.6m² fully tiled with window, bath with shower over, double sinks with vanities

BEDROOM 14.5m² with wooden floor and window
WC 3.5m² tiled floor and half tiled walls with window and sink with vanity.

FIRST FLOOR

BEDROOM 12m² with pretty beam feature and patio doors to a terrace of 11m² at the front of the house

BATHROOM enclosed shower with loo, sink with vanity, towel heater and window

BEDROOM 14m² with tiled floor, beam feature and door to rear balcony overlooking the pool

ACCESS TO THE LOFT to the left and the right of the landing (the right hand side has fitted storage ideal for extra wardrobe space)

BASEMENT

LAUNDRY ROOM 23m²

CAVE 10m²

SAUNA ROOM 15m²

STOREROOM 28m²

GARAGE 37m²

EXTERIOR

Double gates open to a gravelled driveway with