

UNDER OFFER (Gers) farm for renovation, 1HA45 of land, open views near a lake. 157 sqm hab space



INFORMATION

Town:	Masseube
Department:	Gers
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	14500 m2



IN BRIEF

In the Gers department (32) 1H10 from Toulouse, 8 minutes from Masseube, farm for renovation on 1.45 hectare of flat land.

Habitable space of 157 sqm and 360 sqm of dependences (barn, pigsty, chicken coop, hangar).

In a dominant position, on top of a hill, open views, large fishing lake at the bottom of the hill.

All amenities in Masseube, 8 minutes drive.

Auch is a 40 minute drive.

Roof in good condition, sound building.

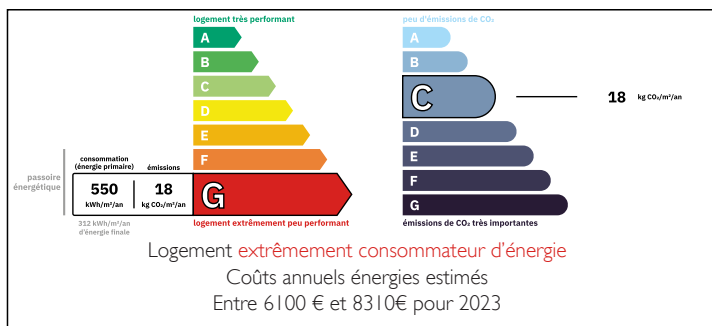
Septic tank.

Exposed beams, half-timbered walls, original wooden floors.

Wood stove.

More land available.

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: 800 EUR

NOTES

DESCRIPTION

Set on top of a hill (300 meters above sea level) and 5 minutes from a large fishing lake, typical Gascon farm of approx. 157 sqm habitable space, to be renovated, on 1.45 hectare of flat land.

Open views on the country side.

Easy access.

The buildings are sound and the roof in good condition.

All amenities are in Masseube, 8 minutes drive by car (shops, supermarket, schools, medical center, etc.).

Composition of the house :

Ground level :

- 1 entrance hall of 14.24 sqm with beautiful wooden staircase
- 1 independant toilet : 1.69 m²
- 1 shower-room : 6.15 sqm
- 1 diner-room with fire-place and wood stove : 19 sqm
- 1 kitchen : 12.69 sqm
- 1 large room (with wooden partition walls) : 33.64 sqm
- 1 renovated bedroom with large slidding window : 15.24 sqm
- 1 en-suite shower-room with italian shower, sink and wc (with grinder)

Access to 1st floor by an independent stair case leading to 1 large room/attic of 35.78 sqm (convertible into extra living space)

Access to hay barn of 77.85 sqm

- old former wine making cellar (backing the kitchen with direct access outside) : 29 sqm
- open covered shed : 26.79 sqm

1st floor :

- landing area with wooden floor : 7.95 sqm
- 1 bedroom : 9.82 sqm
- 1 bedroom with fonctionning fire-place : 23.86 sqm
- en-suite room : 13.41 sqm