FOR SALE

lomagne.properties@gmail.com
0033 (0) 7.60.85.21.76

LOMAGNE PROPERTIES

4

1

4462 m2

195 m2

Yes

Ref : 49652

€ 450,000 Agency fees included and paid by vendor

Little Paradise in the Gers

Located in the South–West of France in the beautiful department of the Gers, privately set, and just a few minutes away from a town with all amenities, restaurants and schools. Charming stone property of 195 m², set in 4462 m² of its own land with many original features, and well maintained over the years. Enjoying a swimming pool set in the marvelous full grown parkland garden, with romantic flowered corners and ample space for children to play. Being a one level property, it is ideal for all ages. Together with a garage, hangar and wine cellar this makes it THE place to be, when you are looking for privacy and calm. A property that should not be missed!

Sewerage – septic tank (not conforming)

Heating – fuel central heating and wood burner

Taxes Foncière – 1400€ pa approx.

Distance airport – 50 minutes

Basic amenities – 9 minutes

DPE/GES – D 228/49

- One level authentic stone farmhouse
- Privately set with parkland garden
- Swimming pool with new liner
- Peaceful and calm
- Hangar and wine cellar

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Region: Department Gers (32), International Airport at 50 min. Shops and services at 3 mins and 9 mins.

Location: Rural setting, surrounded by farmland. Set on a dead-end road only serving one other house.

Layout: Total 195 m2

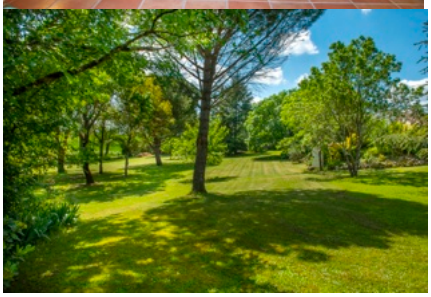
- Entrance – tiled flooring – exposed stones
- Living room (48 m2) – tiled floor, fireplace with wood burner, exposed beams
- Kitchen (19m2) - fitted and equipped, tiled floor
- Dining room (27,5m2) – tiled floor, colombage, exposed stone and beams, sliding glass doors opening onto the garden
- Bedroom 1 (19,5m2) - parquet flooring
- Bedroom 2 (16,5m2) - parquet flooring
- Bedroom 3 (12,5m2) - colombage, exposed stone and beams
- Bedroom 4/office (14m2) – with door opening to private terrace and access to garden
- Bedroom 5/office (16,6m2) - without window but possible to create one
- Separate WC
- Bathroom (8,7m2) – with shower and double washbasin
- Garage and boiler room

Condition:

- In good condition – very well maintained
- Roof of house partially renewed in 2012
- Roof of hangar completely renewed in 2012
- Well insulated
- Double glazing throughout
- Heated by wood burner in living and oil central heating with radiators
- The septic tank is in working order but no longer compliant with latest rules and a buyer should budget to install a new system.

Additional info:

- Hangar for three cars – 100m2
- Wine cellar
- Annual tax fonciere 1400€ pa approx
- Wood storage at end of garden
- Mature garden with fruit trees and well (4462 m2)
- Swimming pool 11,5 x 5,5m (from 2002), new liner
- Fibre available
- Possibilities to extent in roof space



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website: www.georisques.gouv.fr . Non contractual document.

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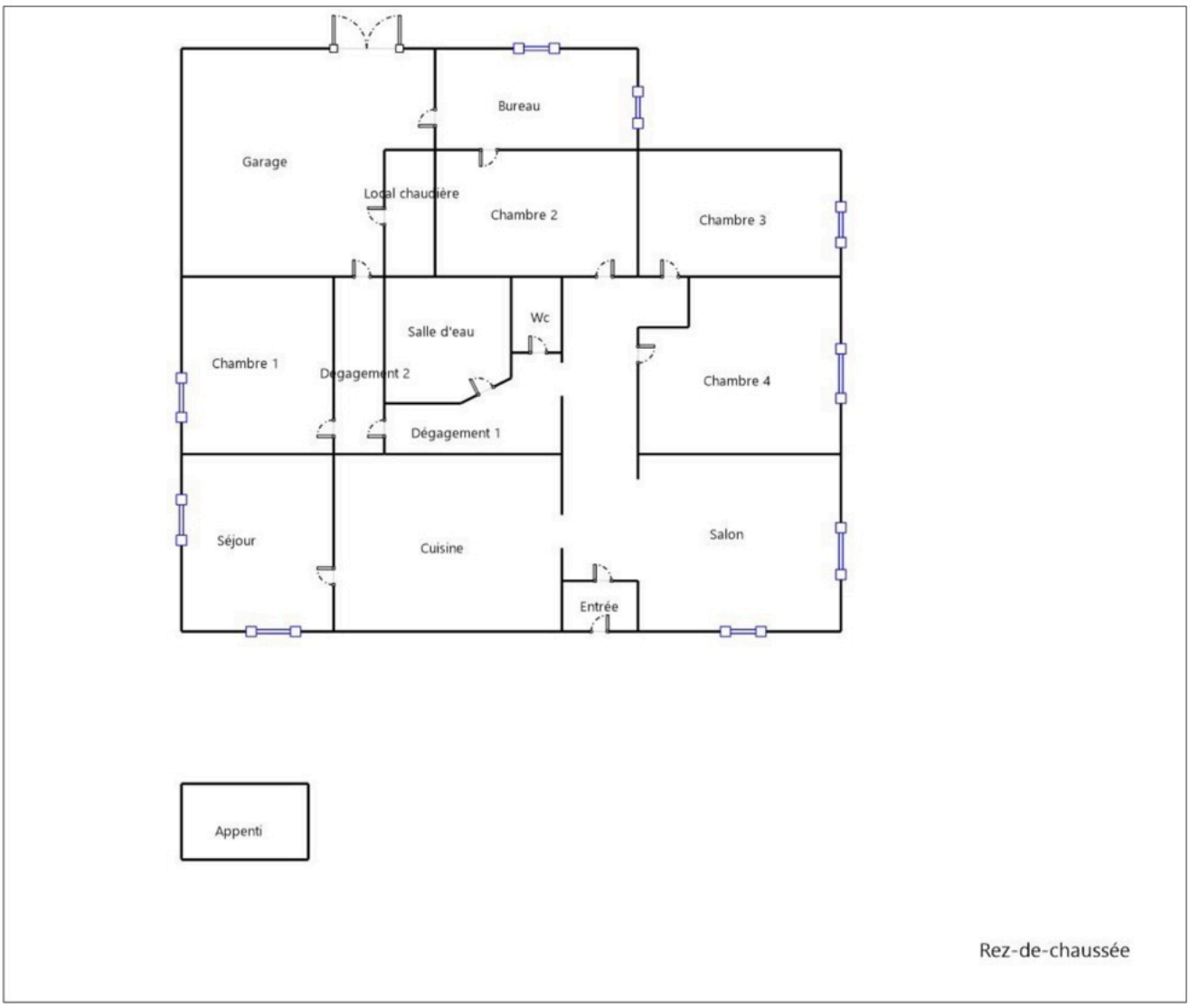
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