



EXCEPTIONAL & ECONOMIC ! STUNNING VIEWS
! 4 BED PROPERTY + 78M2 WRAP AROUND
CONSERVATORY + 6HA + HEATED POOL

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PROPERTY FACT FILE

REFERENCE	A21624CT32
PRICE	€ 679,000 £ 584,096* <small>*agency fees included: 5 % TTC to be paid by the buyer (647 000 EUR hors honoraires)</small>
BEDROOM	4
BATHROOM	4
ACCOMMODATION	350 m ²
LAND	59691 m ²
TOWN	Marciac
DEPARTMENT	Gers
LOCATION	Close to golf course
TYPE	Maison familiale
CONDITION	Excellent condition
FEATURES	Wheelchair friendly, Electricity on site, Garage

*Price based on current exchange rate which is subject to change



- Impeccable property with exceptional views
- Economic with heat pump and solar
- 78m2 Orangery with large tarrace area
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A MUST SEE!

Amazing uninterrupted panoramic views to the Pyrenees for this exceptional 350sqm, energy efficient, 4 bed property, is set in 15 acres of land on the edge of a village. Spacious proportions including a stunning glazed veranda and shady terrace area allow for family life,

DESCRIPTIF

This traditionally styled property is elegantly constructed with quality materials and features local Gers stone.

Ground floor:

Entrance

-Chef's kitchen 21m2, fully equipped, with 2 ovens, 2 Sommelier wine cabinets

-Linked utility Kitchen 11m2

-Second utility/boot room 11m2

-Two WC's each 2m2

-Dining Room 19m2

-Salon 37sqm, with central wood burner and four double doors

-Office 9m2

-All weather glazed Conservatory 78m2

-Shady pergola

-Outside dining area

-Gardens

-Magnificent views.

-Staircase with hand forged balustrade leads to the first floor

First floor:

-Master suite with:

Bedroom 20sqm, bathroom 17sqm, dressing room 13sqm and laundry room 5.4m2

-Two further double bedrooms 17.6m2, 11m2 with WC and basin 1.7m2

Family Bathroom 6.5m2

Bedroom 11m2 with ensuite

Outside:

-The terrace leads to

-A courtyard

-Pool house with WC, shower, 7.5m2 and storage

-Pool with night lighting

-Workshop 25m2

-Walled vegetable garden with raised beds,

-Watering system

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21624CT32>

COMPLETE FILE AND PHOTO ON REQUEST

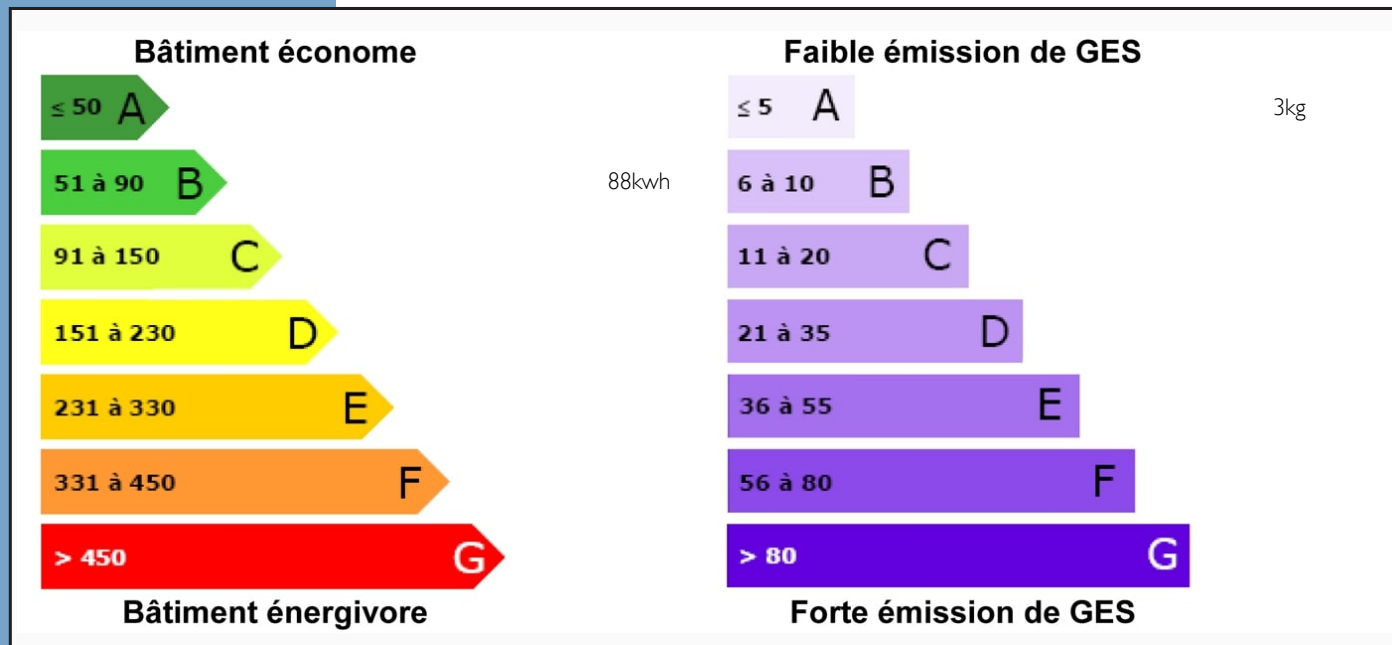


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ENERGIE-DPE

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



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A21624CT32
FILE COMPLETE
AND PHOTOS
ON REQUEST

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