

IH from Toulouse, traditional Gers house of 272 sqm habitable space on 4,7 HA of land, on top of a hill

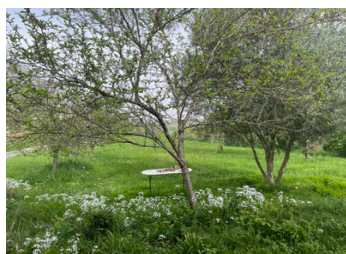


## INFORMATION

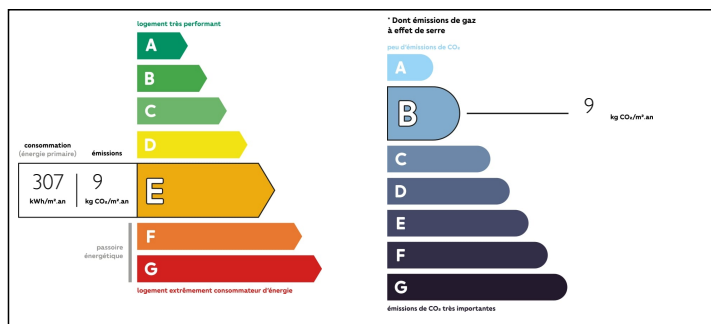
Town:	Lombez
Department:	Gers
Bed:	2
Bath:	1
Floor:	272 m2
Plot Size:	40700 m2

## IN BRIEF

The property is composed of a traditional Gers house to finish to renovate, with dependances, a typical hangar of over 200 sqm and a building (former pigsty) for complete renovation of approx. 130 sqm at a 100 meters away from the main house. 4,7 hectare of land in one piece overlooking the landscape. A communal way leads to the property. Large plot of land for wood supply.



## 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

Traditional Gers house made of stones, earthen bricks and raw earthen bricks, heavy renovation done (roof, septic tank, double-glazed wooden windows), finishing works to be done.

Custom made wood heating system in the kitchen.

Insulation elements of natural fibres (hemp) are stored on the 1st floor for installation.

Recent wooden double-glazed windows.

Original floor made of terracotta tiles.

The dependances are for renovation (barn with attic, storage room).

An old 130 sqm pigsty is to be converted into a single storey house, 100 meters away from the main house.

The property is situated on a dominant position with land exposed South for a luxuriant vegetation (palm trees, orange tree).

The position enables to produce vegetables, garden products or any other green growing.

Perfectly adapted to horses, sheeps, goats.

An orchard with various fruit trees is in front of the main house.

A well can be used for watering and the former barn tank is used for water storage.

Recent septic tank.

Open views on the Pyrenees mountains.

No direct neighbours.

## LOCAL TAXES

Taxe foncière: 650 EUR

## NOTES

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