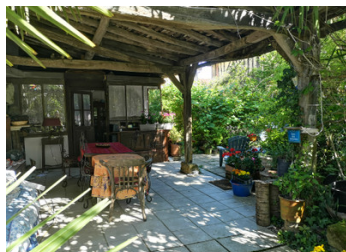


Investment property or family home. Lush garden + well + large garage + walking distance to shop+solar panels



INFORMATION

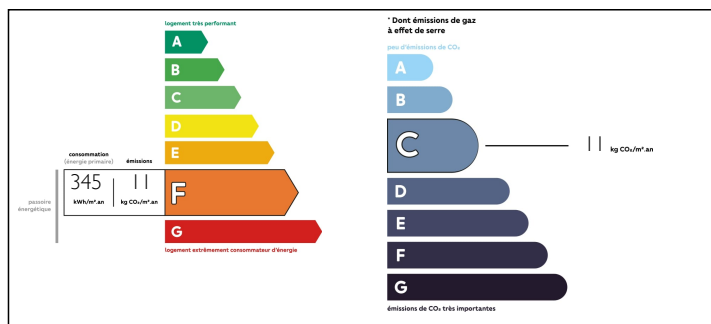
Town:	Marciac
Department:	Gers
Bed:	9
Bath:	3
Floor:	400 m2
Plot Size:	1000 m2



IN BRIEF

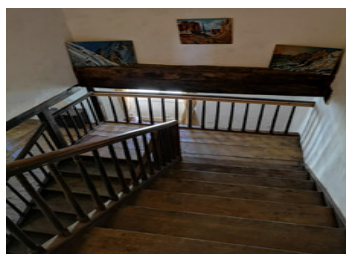
Dating from 1880 this large property of 450 m2 on 3 levels with large garden and garage, in the heart of a charming village on the slopes of the Val d'Arros. The house offers 3 independent entrances so can be used as 3 individual and independent spaces . There are tiled and wooden floors. 8 old fireplaces. Exposed beams. On the ground floor, 5 bedrooms, 1 bathroom, toilet, a large living room and a kitchen opening onto a large covered terrace. The first floor is composed of 5 bedrooms, 2 kitchens and 2 bathrooms/WC. On the 2nd floor, a large attic space with views of the Pyrenees. Ideal for hosting a large family, rental or B&B project. The super garden with palm trees, fig trees, plum trees, a fifteenth century well with pump and vegetable garden. The vegetation ensures perfect privacy in a tranquil setting Walking distance to village church, bakery, café/grocery store, school, tennis...

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

The village in which this superb house is located is a village where a good quality of life has been preserved, dynamic and lively with many associations, local shops, restaurants and schools. Everything is accessible on foot. School pick-up for children.

Other shops, cultural and sports activities (swimming pool, mini-golf, cinema...), college 5min away.

In the heart of the Gers festival area, a sought-after tourist area, renowned gastronomy, and with activities and entertainment organised all year round, such as :

Marciac (Jazz in Marciac festival) (10km), Country in Mirande (33km), Salsa (Tempo Latino festival) in Vic Fezensac (35km). 20km from Lupiac (D'Artagnan museum and swimming lake , 26km from Nogaro (car circuit).

Toulouse 1h40

Bordeaux 2h

Pau 1h15

Tarbes 1h

Coast Med 3h

Coast Atlantic 2h

Skiing 1h40

Festivals

Jazz in Marciac

Tempo Latino Vic Fezensac

Rock in Montesquiou

Country Mirande

Roman festival Eauze

Things to do:

Walking

Swimming lakes with sandy beaches Aignan and Lupiac

Wine tasting

Dining

Fishing rivers and lakes

Gliding Nogaro and Auch

Motor Racing Nogaro

NOTES