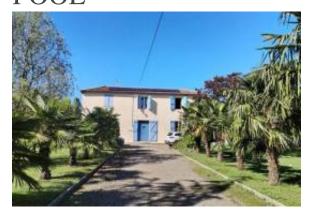
#### **IMLIX Gayrimenkul Pazarı**



https://www.imlix.com/tr/

## PROPERTY WITH GASCON HOUSE, GITES AND POOL



#### Emlakçı Bilgisi

İsim: Sarah Day

Şirket Adı: Maisons et Manoirs

Ülke: France Experience 1994

since:

Hizmet tipi: Selling a Property

Specialties:

Property Type: Apartments, Houses Telefon: +33 (608) 891-279

Languages: French

Web sitesi: http://www.maisonsetm

anoirs.com

#### İlan Detayları

Için mülk: Satılık

Fiyat: USD 426,420.37

#### Konum

Ülke:FrancePosta kodu:32160Yayınlandı:25.03.2024

Açıklama:

Superb property with house of approx. 250m2 with outbuildings, swimming pool and rental accommodation. Set in a quiet, private environment, on approx.2 hectares of flat, fully fenced grounds planted with trees and flowers. In excellent condition.

IDEAL for a vacation rental business.

In the south of the Gers, close to attractive tourist towns such as Marciac, Nogaro, Aignan and Lupiac.

The "Gasconne" style house is on two levels and boasts generous volumes, with 14m high ceilings in the dining room. On the first floor, a large corridor leads to a living room, a vast fitted and equipped kitchen with access to the covered terrace leading to the swimming pool, the dining room (approx. 59m2) with large bay windows opening onto the garden, a hallway leading to the laundry room, a shower room and wc. Upstairs, 4 comfortable bedrooms and a shower room with wc.

For the rental accommodation section, the property features a detached cabanon (approx. 20m2), 3 yurts (eco habitat that can be used all year round) and communal areas available to guests with lounge/kitchen, sanitary facilities and covered terrace.

Swimming pool with sliding cover (liner replaced in 2023).

Petanque court

Animal shelter and pen

#### IMLIX Gayrimenkul Pazarı



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due to its land and attractive location with activities (swimming pool, hiking, cultural visits, festivals,) shops and restaurants
For further information, please contact the agency.
Surface : 247 m2
Rooms: 7
Bathroom: 2
Plot size : 01 ha 90 a 76 ca
Caracteristiques techniques
Heating
Wood, Heat pump
Swimming pool
Yes
Bedrooms
5
WC
2
Construction
1850
Interior condition
Excellent
Kitchen
Fitted and equipped

### IMLIX Gayrimenkul Pazarı https://www.imlix.com/tr/



Cellar
No
Sanitation
Individual compliant
Location
Plaisance 32160
Reference
MM1972NA
Property tax
2 200 € /year
Bathroom
2
Rooms
7
Plot size
01 ha 90 a 76 ca
Surface
247 m2
Informations complementaires  Fees to be paid by the seller. Energy class B, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1150.00 and 1610.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.  Nos honoraires

## **Genel Bilgiler** Yatak odası:

5

# **IMLIX**

#### IMLIX Gayrimenkul Pazarı

https://www.imlix.com/tr/

2 Banyo:

2 1/2 baths:

Bitmiş metrekare: 247 m2

**Room details** 

7 Total rooms:

Utility details Heating:

Evet

Lease terms

Date Available:

**Contact information** 

IMLIX ID: IX5.572.841

