



### **Traditional House Set In Over An Acre of Beautiful Gardens With Views Of The Pyrenees**

**Reference No:** 2758  
**Price Euros:** 249,000  
**Area:** Marciac  
**Town:** Marciac  
**Department:** Gers  
**Bedrooms:** 3  
**Land Size m2:** 5,733  
**Habitable space m2:** 100

**Full Description:** This modern property is situated close to a historical village with walking distance to the shop and boulangerie. Marciac famous for its Jazz Festival is just 10 minutes away.

The House has 100m<sup>2</sup> of living space but in addition has an internal staircase leading to a 50m<sup>2</sup> garage which already has a double sink unit and further plumbing. The property benefits from Oil central heating and has double glazing/insulation throughout.

Accommodation Comprises;

3 Double Bedrooms

Bathroom - Bath with Shower. Tiled from floor to ceiling.

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Numero de Siret: 48018261700013 - Numero TVA: FR87480182617 - Garantie FNAIM 120,000 euros 26980b

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Separate WC

Open Plan Fitted Kitchen with Breakfast bar. - Appliances Included.

Lounge/Diner - with Patio doors leading on to the terrace.

Garage 50m<sup>2</sup> - with plumbing and used a laundry room.

Outside there is beautifully maintained garden with great views of the Pyrenees from the terrace. The garden is over an acre in size and is made up of fruit trees, shrubs, lawn and a vegetable patch. The garden has also a watering system in place to make life easier.

The outside terrace is south facing, 15m<sup>2</sup> with the views of the mountains in the distance.

**Property Features:** BBQ, Broadband / ADSL, Double Glazing, Laundry, Letting Potential, Outside Lighting, Pool Possible, Private Garden, Satellite TV, Terrace, Tile Floors, TV Ariel

**Nearby Amenities:** Clubhouse, Fitness Center, Forest/Parkland, Golf Course, Lake, Local Shopping, Medieval Village, Public Transport, Restaurants, River, Schools, Ski-ing (-2hrs), Spa/Jacuzzi, Sports Complex, Swimming Pool, Tennis Courts, TGV - less than 1 Hour, Watersports, Weekly market

**View:** Countryside, Garden, Mountains

**Heating:** Oil



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