



## ACALA, MARCIAC, GERS, SOUTH-WEST FRANCE

Approx. 1,335sq/ft Semi-Traditional Style Detached True Bungalow Built in 1995. South Facing Lawned Garden. 8 Parking Spaces.

**For Sale - £200,000**

### PROPERTY SUMMARY

Price:	£200,000
Type:	Bungalow
Status:	For Sale
Area:	France
Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1

## FULL DESCRIPTION

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*Situated in the countryside within 2.5km from the world famous town of Marciac, known for its 40 years of the Jazz festival and holds a World Grand Heritage status. The bungalow is located close to a village with all local amenities. There is a superb 360° view including views from the top of a ridge with valley views from the pool side to the Midi Pyrenees mountains on the other.*

*124m<sup>2</sup> of habitable surface (approx. 1,335sq/ft)  
2,977m<sup>2</sup> of land (approx. 3,2044sq/ft)*

**Accommodation (approx. 94m<sup>2</sup>)**

**Ground Floor**

**Entrance Hallway**

**Open Plan Living/Dining Room & Kitchen (approx. 42m<sup>2</sup>)**

**Living/Dining Area**

Inset fireplace vented into the hallway.

**Kitchen**

**Bedroom 1**

Electric wall heater.

**Bedroom 2**

Electric wall heater.

**Bedroom 3**

Electric wall heater.

**Bathroom**

Fitted with a W.C. Electric wall heater.

**Separate W.C.**

**Outside**

Well maintained South facing approx. 3,2044sq/ft garden with two terraced areas, various flowerbeds with roses and several fruit trees. Car port which can accommodate a motorhome. Above ground swimming pool. Block built garden shed. Eight parking spaces.

## AT A GLANCE

Type:	Bungalow
Status:	For Sale
Price:	£200,000
Area:	France

## INSIDE

Bedrooms:	3
Reception Rooms:	1
Bathrooms:	1
En-suite:	0
Windows:	Other
Heating:	Other
Furnished:	No

## OUTSIDE

Garage:	Off Street Parking
Front Garden:	Lawned
Rear Garden:	Lawned
Acreage:	0
Outbuildings:	Yes

## WHO TO CONTACT



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**Garage (approx. 30m<sup>2</sup>)**

Currently used as another large room or workshop with potential for conversion.

**Services**

Wood fired heating.

**Directions**

Travelling from the town centre in Marciac, continue along the D3 and follow the road to the left. Take a right hand turning opposite Le Bouès and follow the road for a short distance to the end and turn left where Acala can be found as the second property on the right hand side.



## GALLERY

ACALA, MARCIAC, GERS, SOUTH-WEST FRANCE



## LOCATION

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