



House with character

BIRAN (32)

189 000 €*

* Agency fees to be paid by the seller



221 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Dpt Gers (32), for sale in BIRAN, remarkable P5 village house to refresh with 220.6 m² of living space on two levels - with approximately 55m² of adjoining garden, a grassy plot of 1962m² 10 minutes' walk away, and nearly 108m² garage, workshop, and basement. This magnificent character stone house is located in the main street of Castelnau, BIRAN, founded in the 12th century, located on a rocky outcrop. This village has more than 4 monuments registered or classified as historical heritage! Calm and preserved environment. As soon as you enter, this house displays its assets: the front door opens onto a long corridor with its stone floor and 2.95m high ceilings. It serves a garage where two small cars can be parked and a workshop of more than 27m². In the middle of the corridor begins a magnificent stone staircase and its wrought iron railing. At the end of the corridor we find the living room of 17.6 m² with tiled floor tiles, which has direct access to a south-facing balcony of almost 9 m² and its open view, and the kitchen of 21.35 m² which still houses decoration the elements of the old kitchen of yesteryear. Adjoining the kitchen there is access to a small bathroom to renovate, the laundry room and the boiler room. The central stone staircase takes us to the second level with 3.60m high ceilings, directly in the middle of a large tiled corridor which serves 4 large bedrooms with their old cupboards, their stucco-clad fireplaces, a bathroom with shower and bathtub, a separate toilet, and access to the attic. Access to the garden is from the end of the ground floor corridor, it has an independent outdoor toilet, and gives access to 53 m² of basement divided into several rooms. A hidden door from the garden gives you direct access to the covered walkway. Fiber in deployment. 15 minutes from Auch and Vic-Fezensac. Primary school. For more information, do not hesitate to contact me and come visit! Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Emeline LAFON

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 816212

Property type House with character

Year of construction 1800

Exposure N-S

View Vue dégagée

SURFACES

Living space 221 m²

Living room surface 18 m²

Land surface 2493 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Balcony 1

DPE/GES

DPE 227

GES 67

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater bois

Heater fuel