



## House

LUPIAC (32)

**160 000 €\***

\* Agency fees to be paid by the seller



90 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

You will be charmed by this single-storey house of 88 m<sup>2</sup>, nestled in a garden of more than 2500 m<sup>2</sup> with a swimming pool. Ideally located in a small village near Lupiac, the native village of d'Artagnan, it offers a breathtaking view of the Pyrenees and the Gascon valleys from its covered terrace. The bright living room, including a fitted and equipped kitchen open to the living room, benefits from beautiful light with a bay window opening onto the covered terrace. The sleeping area consists of a master suite with shower room and WC, as well as two other bedrooms, a shower room and a WC. The house is equipped with solar panels which power a solar heating and hot water production system. A fireplace with insert and electric radiators serve as additional heating. The swimming pool, a generous size of 8m x 4m, provides an ideal relaxation area to enjoy sunny days. The garage acts as a technical room and pantry, providing additional space for storage. This property benefits from a strategic location, just 10 km from a small town where you will find all the shops and services necessary for your daily life. For more details, do not hesitate to contact 06 03 45 37 69. 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](http://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!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 824017

Property type ..... House

Year of construction ..... 1980

Exposure ..... South

\ Vue dégagée, sur Jardin, sur Montagne, sur Piscine

### SURFACES

Living space ..... 90 m²

Living room surface ..... 20 m²

Land surface ..... 2632 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 329

GES ..... 11

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... solaire

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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