



House

NOGARO (32)

227 000 €*

* Agency fees to be paid by the seller



111 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Prepare to be captivated by this contemporary home infused with Scandinavian charm, nestled in the heart of the serene Gers countryside. Step into a vast, luminous living room, flooded with natural light courtesy of its skylight and soaring ceiling height. The living space is artfully defined by a sleek built-in bookcase adorning the wall.

Adjacent, the dining room seamlessly flows onto a spacious 23m² wooden terrace, perfect for al fresco dining and relaxation. The well-appointed kitchen, complete with modern fixtures and appliances, is separated from the living area by a stylish bar counter.

The sleeping quarters encompass three inviting bedrooms, including one with a convenient dressing room, along with a shared bathroom and separate toilet for added comfort. Embrace the ultimate in relaxation within the spa area, featuring a sauna and a luxurious bathroom boasting a walk-in shower and a toilet.

Convenience meets functionality with the cellar serving as a combined laundry and technical room, while additional storage space is provided by the accessible attic, accessed via a retractable staircase. Modern amenities abound, including a heat pump, athermal double glazing, and compliant sanitation systems.

An expansive plot of 3100 m² offers endless possibilities for landscaping and outdoor enjoyment, all within close proximity to the charming towns of Aignan, Termes d'Armagnac—renowned for its medieval tower—and Nogaro, famed for its automobile circuit.

For further details and inquiries, please don't hesitate to contact us at +33603453769. Discover the epitome of modern living in the tranquil Gers countryside. Fees are the responsibility of the seller.

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!



**Véronique THIEUX
LOUIT**

LUPIAC (32290)

Agent

RSAC : 428 723 860 00022

Courts service city : AUCH

(+33)6 03 45 37 69

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 826577

Property type House

Year of construction 2010

Exposure N-E

View Vue dégagée, sur Jardin

SURFACES

Living space 111 m²

Living room surface 38 m²

Land surface 3202 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 139

GES 4

APPENDIX

Parking extérieur

Parking space 5

Videophone Non

SERVICES

Heater électricité

Heater pompe à chaleur

Kitchen aménagée