



## House

VILLECOMTAL SUR ARROS (32)

**192 000 €\***

\* Agency fees to be paid by the seller



129 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Prepare to be enchanted by this charming mansion boasting 129 m<sup>2</sup> of living space, accompanied by an outbuilding and a serene, shaded plot of approximately 500 m<sup>2</sup>. Stepping through the front door, you're greeted by a grand oak staircase, a striking focal point that sets the tone for the elegance within.

On the ground floor, discover a meticulously renovated fitted kitchen adorned with preserved old cement tiles and a fireplace, exuding a blend of historic charm and modern convenience. Adjacent, a cozy living room awaits, alongside a bathroom and a shower room with a separate sink. A practical pantry-laundry room provides access to the outdoors, while a separate toilet ensures added comfort and convenience.

Upstairs, two bedrooms and an office offer comfortable living spaces. Outside, a verdant garden awaits, complete with a shaded 20m<sup>2</sup> terrace featuring an outdoor sink—a perfect spot for al fresco dining and relaxation. At the rear of the garden, an outbuilding serves as a lean-to, shed, and garage, providing ample storage and utility space. Above, a 60m<sup>2</sup> artist's studio awaits transformation, offering endless possibilities for creative endeavors.

Nestled in the heart of a quaint village, this residence enjoys a prime location just 15 minutes from Marciac, the renowned Gers capital of jazz, 5 minutes from Villecomtal-sur-Arros, and a mere 30 minutes from Tarbes. Experience the perfect blend of historic charm, modern comfort, and serene village living in this delightful property.

For further details and inquiries, please don't hesitate to contact us. 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](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 ..... 827646  
Property type ..... House  
Year of construction ..... 1850  
Exposure ..... S-E  
View ..... Vue sur Jardin, sur Village

### SURFACES

Living space ..... 129 m²  
Living room surface ..... 26 m²  
Land surface ..... 650 m²

### COMPOSITION

Number of rooms ..... 4  
Number of bedrooms ..... 2  
Number of bathrooms ..... 1  
Toilets count ..... 1  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 329  
GES ..... 10

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité  
Kitchen ..... équipée