



## House

LUPIAC (32)

**176 000 €\***

\* Agency fees to be paid by the seller



93 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Prepare to be charmed by this delightful single-storey house, offering 93 m2 of comfortable living space and surrounded by a beautifully flowered garden. Upon entering, a tiled corridor guides you to the heart of the home. To the right, an inviting fitted kitchen opens onto the dining room, accompanied by a separate toilet and a convenient shower room. On the left, discover a bright living room illuminated by two south-east facing windows, accentuating its warmth and elegance. This living space leads to a cozy first bedroom of 10m2, while at the end of the corridor, you'll find a spacious second bedroom measuring 16.8m2, adjoining another room serving as a pantry.

Completing the ensemble is a generous 45m2 garage and a small barn, offering practical storage solutions. Nestled within a sprawling 6,197m2 property, this residence is situated in Lupiac, the birthplace of d'Artagnan, and is conveniently located near Marciac, the vibrant capital of jazz, and Vic-Fezensac, renowned for its lively ferias and the Tempo Latino festival.

Experience the perfect blend of comfort, convenience, and countryside charm in this idyllic property. 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 ..... 830016  
Property type ..... House  
Exposure ..... S-E  
View ..... Vue sur Jardin

### SURFACES

Living space ..... 93 m<sup>2</sup>  
Living room surface ..... 14 m<sup>2</sup>  
Land surface ..... 6197 m<sup>2</sup>

### COMPOSITION

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

### DPE/GES

DPE ..... 281  
GES ..... 9

### APPENDIX

Parking ..... extérieur  
Parking space ..... 2  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... électricité  
Kitchen ..... aménagée



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle