



House

AIGNAN (32)

197 000 €*

* Agency fees to be paid by the seller



221 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Discover unparalleled tranquility in this charming 221 m² residence nestled within 5394 m² of picturesque surroundings. Crafted from stone and half-timbering, this home boasts a commanding presence over the Gascon valleys, accented by the shade of a majestic bicentennial oak gracing its entrance.

On the ground floor, a seamless blend of living spaces awaits, comprising a spacious living room-kitchen, a cozy dining area, a bedroom with an en-suite bathroom, a separate toilet, and utility spaces awaiting completion. Ascend the stairs to the upper level, where a generous games or sports room awaits, alongside four additional bedrooms, a bathroom, and a separate toilet.

Numerous outbuildings provide shelter for a terrace area, housing a room ideal for use as a summer kitchen, complete with the technical amenities for the swimming pool and an outdoor shower, all elegantly tiled.

Conveniently located near the charming town of Aignan, offering essential services, and a stone's throw from Lupiac, the birthplace of d'Artagnan, as well as Marciac, the renowned Gers capital of Jazz, and Vic-Fezensac, celebrated for its ferias and the "Tempo Latino" festival.

While most of the house has undergone renovation, it retains its character and warmth, boasting electric heating and a wood stove for cozy comfort. Access to the property is via a dirt road.

For additional photos and information, please don't hesitate to contact us at +33603453769. 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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 838740

Property type House

Exposure East

View Vue dégagée, sur Jardin

SURFACES

Living space 221 m²

Living room surface 30 m²

Land surface 5394 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 214

GES 7

APPENDIX

Parking extérieur

Parking space 5

Videophone Non

SERVICES

Heater électricité

Heater bois

Swimming-pool Yes



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