



## House

BARCELONNE DU GERS (32)

**145 000 €\***

\* Agency fees to be paid by the seller



160 m<sup>2</sup>



7 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

BARCELONNE DU GERS, you will love this large 7-room house of 160 m<sup>2</sup> with its adjoining barn of 60 m<sup>2</sup>, leaving plenty of possibilities for living in the house or for rental investments. On the ground floor, you will discover a very bright living room opening onto the terrace, a large living room, a fitted kitchen with pantry, a bedroom with wc. Upstairs, you will enjoy 4 large additional bedrooms with fitted wardrobes, a shower room and a toilet. Outside, you will benefit from a terrace with summer kitchen as well as an adjoining barn of 60 m<sup>2</sup> with a floor that can allow you to store equipment or create rooms or additional accommodation with a private entrance. The dwelling house is in very good general condition with double glazing, roller shutters, city gas boiler, mains drainage, fiber optics,... This large house can be divided into 2 separate dwellings if you are an investor and thus achieve good profitability. Possibility also to create a business on the street part and housing on the back. In short, many possibilities are available to you. The shops and amenities of the village of Barcelonne du Gers are within walking distance from the house and those of Aire sur l'Adour are also nearby. Do not hesitate, contact me to schedule a visit, you will be seduced. 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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(32720)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 841034

Property type ..... House

Year of construction ..... 1920

Exposure ..... S-E

### SURFACES

Living space ..... 160 m²

Surface Carrez Law ..... 160 m²

Living room surface ..... 30 m²

Land surface ..... 250 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 5

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 197

GES ..... 31

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... gaz

Kitchen ..... aménagée



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