



House

CAZAUBON (32)

449 000 €*

* Agency fees to be paid by the seller



140 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Beautiful single storey house of 188m² of living space on land of more than 6 hectares, with sheds, located just 3 km from Cazaubon and its amenities. Close to the tourist resort of Barbotan les Thermes and its famous Lac de l'Uby, this quality, functional and welcoming house awaits you. Its entrance will guide you towards a fitted kitchen of 26m², a very bright living/dining room of 40m² with a fireplace, 3 bedrooms with cupboards of 10m², 12m² and 12.5m², one of which has a shower room and WC, a pantry, a separate toilet, a 7m² bathroom and to round it all off, a magnificent 28m² veranda facing south to fully enjoy the sun and the view of the countryside. A small covered terrace with barbecue and a wooded and enclosed garden will bring you peace and undeniable quality of life. Two garages of 33m² and 28m² complete this property. Electric heating with two air conditioning systems, fireplace with insert, excellent DPE classified C and A, no work required except an overall refresh to bring the rooms back to your taste. This superb house is free and just waiting for you. A plot of land of 67,726m², mainly composed of meadows, surrounds this house. On it are 2 sheds of approximately 1200m², currently used as stables or storage space. A pétanque court has even been created there, sheltered from view and bad weather for moments of relaxation. Buildings to be preserved or modified, outbuildings ideal for accommodating animals, a farm or other personal projects. This charming Gers property is available immediately, you will be able to arrive and set down your bags in this friendly, gastronomic and lively area of the South-West. Don't wait any longer, contact me to organize a visit quickly. 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!



Delphine BREANT

LAREE (32150)

Agent

RSAC : 899 889 463 00019

Courts service city : AUCH

(+33)7 72 27 98 89

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848188

Property type House

Year of construction 1992

Exposure South

View Vue dégagée, sur Forêt, sur Jardin, sur Vignes

SURFACES

Living space 140 m²

Living room surface 40 m²

Land surface 67726 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 158

GES 5

APPENDIX

Parking garage

Garage 2

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater bois

Kitchen équipée