



## Village house

NOGARO (32)

**59 000 €\***

\* Agency fees to be paid by the seller



41 m<sup>2</sup>



2 pièce(s)



1 chambre(s)

## PROPERTY DESCRIPTION

EXCLUSIVE New house available at CAPIFRANCE, 10 kilometers from Nogaro, where you will find all the necessary shops and amenities (health home, pharmacy, supermarkets, restaurants, retirement home, beauty salons, hairdressers, stores, tobacco bar, etc.) recognized in particular for its automobile circuit. The most of the village to come: an old building will be renovated into a "multi-activity" and we will find there a restaurant, a grocery store, café, a room for meetings,... This charming stone house, tastefully decorated while keeping the authenticity of the property, with a touch of modernity, is located upstairs in a 42 m2 garage that can be converted with a large sliding door. The living area consists of a 20 m2 living room, very bright due to its skylights as well as two double-glazed windows, facing north. Also a bright bedroom, a bathroom of approximately 10 m2 with separate WC. You will also have the possibility of additional accommodation in the mezzanine. Mains drainage, low property tax, new pellet stove and electric heaters, quiet in a small Gers village. This property could be ideal for rental, a first-time buyer or simply to live there alone or accompanied. For more information, do not hesitate to contact me, I remain at your disposal. 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!



**Lisa CHARRIÉ**

**PANJAS (32110)**

Agent

RSAC : 883 070 120 00018

Courts service city : AUCH

**(+33)6 32 46 96 96**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 850602

Property type ..... Village house

Exposure ..... North

View ..... Vue sur Jardin, sur Toits

### SURFACES

Living space ..... 41 m<sup>2</sup>

Living room surface ..... 20 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 2

Number of bedrooms ..... 1

Toilets count ..... 1

Washrooms ..... 1

### DPE/GES

DPE ..... 250

GES ..... 7

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... aménagée



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

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