



## House

CAZAUBON (32)

**475 000 €\***

\* Agency fees to be paid by the seller



360 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

CAZAUBON near, without neighbors, BEAUTIFUL renovated GASCONNE FARM of 360m<sup>2</sup> of living space with an outbuilding of 175m<sup>2</sup> suitable for conversion on land of 12,665m<sup>2</sup>. Located at the end of a path, with a view of the bell towers of old Cazaubon and the Gers countryside, just 3 minutes from local amenities, your peace and quiet will be preserved. This superb traditional stone building, with 360m<sup>2</sup> of living space, distributes on the ground floor a beautiful bright living room of 100m<sup>2</sup>, a dining room of 32m<sup>2</sup> with fireplace, an office, a bedroom, a WC, a pantry and a laundry room. . Upstairs, around a 50m<sup>2</sup> mezzanine there are 2 attic bedrooms, a 6.60m<sup>2</sup> bathroom, a 19.50m<sup>2</sup> bedroom with its bathroom, and a master suite with a 14m<sup>2</sup> dressing room and a bathroom. water of 9m<sup>2</sup>. A warm and welcoming floor thanks to its exposed framework, its stone walls, and its parquet flooring. A renovation of less than 10 years, with stove and wood stove, underfloor heating, double glazing, thick walls, and good insulation, allows very good diagnostics classified C and A. You will have understood, no work is to plan, you will be able to put down your suitcases as soon as you arrive! A 175m<sup>2</sup> outbuilding with the same Gascon and rural character completes this exceptional property. With a new roof and an interesting surface area, it can be converted into gîtes or a second home without much difficulty. A 3-seater carport, two pergolas and a 7.5m<sup>2</sup> semi-buried swimming pool facing south, add to the many assets of this magnificent Gascon house. Its rural, natural environment, without vis-à-vis or nuisance, provides an undeniable quality of life. Do not be too long ! For all information, and to visit this property, call without delay at 07.72.27.98.89. Fees are the responsibility of the seller.

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 ..... 851562

Property type ..... House

Year of construction ..... 1850

Exposure ..... South

View ..... Vue dégagée, sur Forêt, sur Jardin

### SURFACES

Living space ..... 360 m²

Living room surface ..... 100 m²

Land surface ..... 12665 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 5

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 135

GES ..... 4

### APPENDIX

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... bois

Kitchen ..... aménagée

Swimming-pool ..... Yes



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