



## Property

EAUZE (32)

**373 000 €**



330 m<sup>2</sup>



7 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Near EAUZE, Capital of ARMAGNAC, in GASCOGNE: Come and discover this exceptional property. You will love this 330 m<sup>2</sup> house located in a quiet environment and surrounded by approximately 27,000 m<sup>2</sup> of land. On the ground floor: living room, dining room, kitchen, veranda, master suite with bathroom and separate WC and boiler room-laundry room. Upstairs, 2 bedrooms and a dressing room. On a half-level: a bedroom with shower room and WC and an easily convertible attic. Part of the 190 m<sup>2</sup> house is to be finished (floors, paintings) and can offer many opportunities: large living room or dining room, workshop, wellness room, etc. On this part, the structural works and the carpentry have been carried out recently. You will inevitably be seduced by the spaces and the luminosity of this house. The park and its hundred-year-old oaks, the 1000 m<sup>2</sup> pond with its island, the inexhaustible well, the grove and the orchard are the additional assets of this property. There are also several outbuildings including two sheds. Fireplace, oil central heating. Possibility of acquiring building land put up for sale separately. Come and visit without delay. For more information call 06 03 45 37 69 Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,61% TTC du prix hors honoraires.

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 ..... 852601

Property type ..... Property

Exposure ..... East

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

### SURFACES

Living space ..... 330 m²

Living room surface ..... 14 m²

Land surface ..... 26000 m²

### COMPOSITION

Number of rooms ..... 7

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 3

Washrooms ..... 1

### DPE/GES

DPE ..... 214

GES ..... 47

### APPENDIX

Parking ..... extérieur

Parking space ..... 5

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... fuel

Kitchen ..... équipée