



## House

EAUZE (32)

**319 000 €\***

\* Agency fees to be paid by the seller



140 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Located in a peaceful hamlet, you will love this charming house of 140m<sup>2</sup> and its land of 2654m<sup>2</sup> composed of a garden and a swimming pool. On the ground floor, you will discover a large bright living room of 61m<sup>2</sup> equipped with a fireplace with insert. The open kitchen is accompanied by a functional utility room that can be used as a pantry and laundry room. There is also a bedroom with bathroom opening onto the terrace and a separate toilet. The upper floor consists of three bedrooms, each with access to the balcony which offers breathtaking views of the swimming pool and the rolling Gers landscape. Two bathrooms as well as a WC ensure optimal comfort for the whole family. This house allows you to take full advantage of its exterior thanks to two covered terraces, one facing north and the other facing south, allowing you to choose your relaxation area according to the seasons and your desires. The 11x4.5m swimming pool and its fenced wooden terrace are accompanied by a 21m<sup>2</sup> shelter. 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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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 853467  
Property type ..... House  
Year of construction ..... 2003  
Exposure ..... South  
View ..... Vue dégagée, sur Jardin, sur Vignes

### SURFACES

Living space ..... 140 m²  
Living room surface ..... 55 m²  
Land surface ..... 2654 m²

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 3  
Toilets count ..... 2  
Washrooms ..... 2  
Balcony ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 213  
GES ..... 6

### APPENDIX

Parking ..... extérieur  
Parking space ..... 2  
Videophone ..... Non

### SERVICES

Heater ..... électricité  
Kitchen ..... américaine  
Swimming-pool ..... Yes