

2-bedroom holiday home close to the medieval centre of Cazaubon, Gers, Gascony



INFORMATION

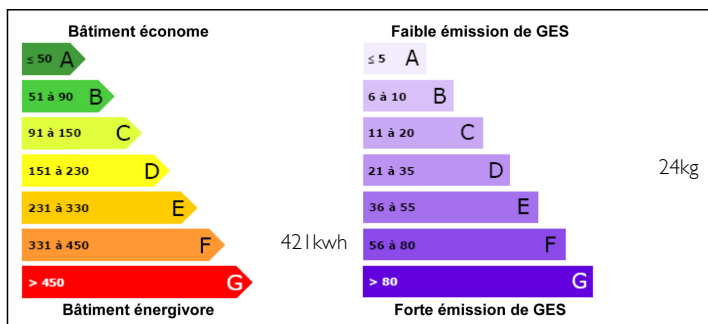
Town:	CAZAUBON
Department:	Gers
Bed:	2
Bath:	1
Floor:	43 m2
Plot Size:	39 m2



IN BRIEF

Ready to move into, this is a low-maintenance holiday home in easy walking distance to the shops.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

To the side of the house is a courtyard, ideal for outdoor sitting/dining in the summer. Adjacent is the kitchen/dining room (approx 11m²). The kitchen has a double sink and a range of overhead and under worktop cupboards. It opens into the sitting room (approx 10m²) with French doors to the front of the house. Upstairs are the bathroom and 2 double bedrooms, both of which have small balconies.

The property is a short walk from the historic centre of the medieval town of Cazaubon. Cazaubon has schools, shops, pharmacy, doctor, nurses and close by in Barbotan-les-Thermes is a cinema (which occasionally shows English language films), casino and large leisure lake. It is an ideal "pied-à-terre" with potential for holiday rental income. Distances to airports are: Pau: 106Km (1h15) Bordeaux 147km (1h35), Biarritz: 159km (1h55) and Toulouse 146Km (1h55).

LOCAL TAXES

Taxe foncière: 450 EUR

NOTES