

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

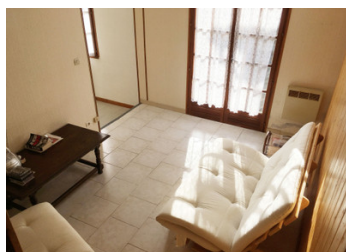


## INFORMATION

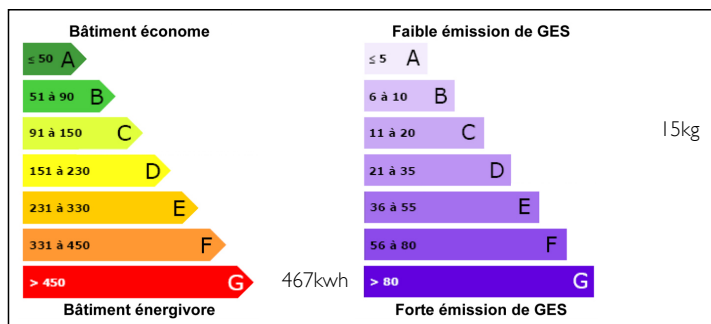
Town:	Cazaubon
Department:	Gers
Bed:	2
Bath:	1
Floor:	43 m2
Plot Size:	39 m2

## IN BRIEF

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

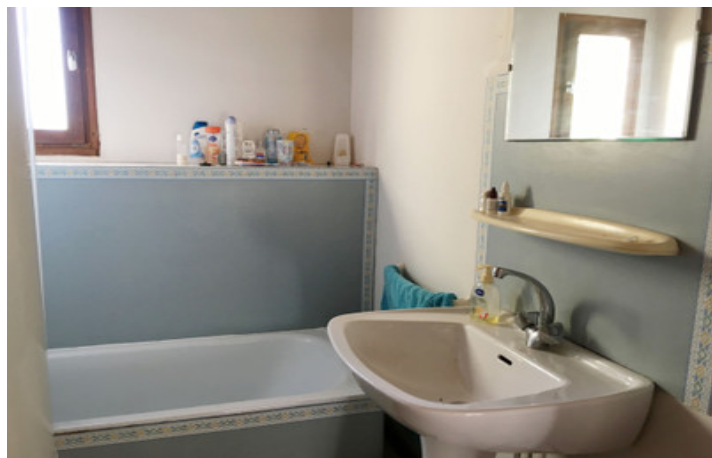


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 450 EUR**

## NOTES

## 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 11m<sup>2</sup>). The kitchen has a double sink and a range of overhead and under worktop cupboards. It opens into the sitting room (approx 10m<sup>2</sup>) 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).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>