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Ref: A39920LIV40 Price: 225 900 EUR

agency fees to be paid by the seller

Modern 4-Bed Detached Home with High-Spec Finish, Garden – Gabarret, Landes (40)















INFORMATION

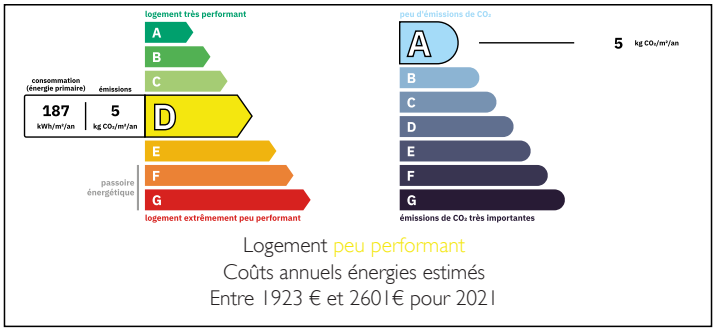
Town:	Gabarret
Department:	Landes
Bed:	4
Bath:	2
Floor:	143.12 m2
Plot Size:	1207 m2

IN BRIEF

Habitable space: 143 m² | Land: 1,200 m² | 4 Bedrooms | DPE: D

Located in the peaceful town of Gabarret in the Landes (Nouvelle-Aquitaine), this beautifully presented modern detached home offers the perfect blend of contemporary comfort and elegant finishes. Just minutes from local amenities and nestled in a sought-after residential area, this property is ideal as a family home, holiday retreat, or investment opportunity in south-west France.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1923 € et 2601€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1110 EUR**

NOTES

DESCRIPTION

143m² of bright and modern living space, fully double-glazed
Spacious open-plan living/dining (41m2) & kitchen (15m2) area with granite counter work-tops and a central island – perfect for entertaining
Bedroom 2 (11m2)
Bedroom 3 (14m2) with fitted storage
Bedroom 4 (26m2) on first floor with large space for flexible options for use .Air con fitted and built in storage with laminate flooring and loft access
Travertine flooring throughout the main living areas
Underfloor heating for year-round comfort
4 bedrooms including:
A master suite (13m2) with private shower room (7.2m2) and walk-in dressing room (6.22m2)
Additional shower room (6.5m2)
Utility/laundry room (3.6m2) for added convenience
Exterior Highlights:
Fully enclosed 1,200 m² plot with electric gates for privacy and security
Front garden, private driveway, and ample parking space
Large rear terrace ideal for outdoor dining and relaxation

Location:
Situated in the charming market town of Gabarret (40310), this home benefits from easy access to local shops, schools, and weekly markets. You're also just a short drive from the Bas Armagnac vineyards, Barbotan-les-Thermes, and the Gers countryside. The Atlantic coast and Pau, Bordeaux, and Toulouse airports are all within reach, making this an excellent location for both permanent living and holidays.
Whether you're looking to relocate to the Landes region, buy a low-maintenance modern home in south-west France, or invest in a turn-key property in Gabarret, this house ticks all the boxes.

Contact us today to arrange a viewing or request more information!

All measurements and distances are approximate.