

Energy-Efficient Character Townhouse with Independent Apartment in the Heart of Gascony



INFORMATION

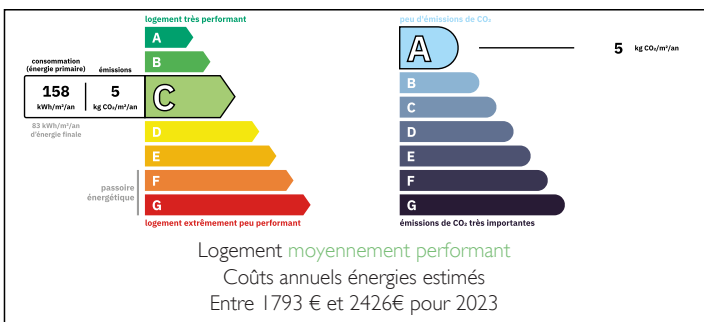
Town:	Gabarret
Department:	Landes
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	10 m ²



IN BRIEF

Beautifully renovated townhouse dating from around 1800, offering approximately 160m² of accommodation including a self-contained apartment with independent entrance, ideal for Airbnb, guest accommodation or supplementary income. Combining original character features with modern energy-efficient upgrades including a heat pump, double glazing and photovoltaic solar panels, this versatile property enjoys exceptionally low running costs and a prime location in the centre of Gabarret, close to Barbotan-les-Thermes, Fourcès, Nérac and the Armagnac vineyards.

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

Situated in the heart of Gabarret, this charming townhouse beautifully combines the warmth and character of a period home with the comfort and efficiency of modern living. Offering spacious, light-filled interiors, excellent energy performance (Class C) and exciting potential to develop the attic space, this versatile property presents a rare opportunity in one of the most desirable small towns of the Landes and Armagnac region.

Dating from around 1800, the house has been carefully maintained and recently refreshed, retaining many original features while benefiting from significant energy-saving improvements including double glazing, a heat pump and photovoltaic solar panels. Rare for a property of this age, these enhancements provide excellent year-round comfort and remarkably low running costs.

The accommodation extends to approximately 160m² and offers exceptional flexibility.

On the ground floor, an inviting living room (22m²), kitchen (8m²), utility room (7m²), three comfortable bedrooms (10m², 11m² and 17m²) and a shower room with WC are complemented by a private courtyard with independent access. Benefiting from its own entrance and facilities, this level lends itself particularly well to use as an independent apartment, offering excellent Airbnb, guest accommodation or supplementary income potential.

The first floor features a superb 40m² open-plan living space flooded with natural light. A wood-burning stove creates a warm focal point, while beautifully restored colombage walls and exposed beams showcase the property's authentic Gascon character. This floor also includes a fitted kitchen (16m²), a fourth bedroom (15m²), bathroom (11.5m²) and separate WC.

Above, the 70m² attic provides outstanding...

NOTES