LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47216NJD32 Price: 321 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (306 000 EUR without fees)

## Gascon country house with 6 hectares, equestrian facilities, woodland and outbuildings















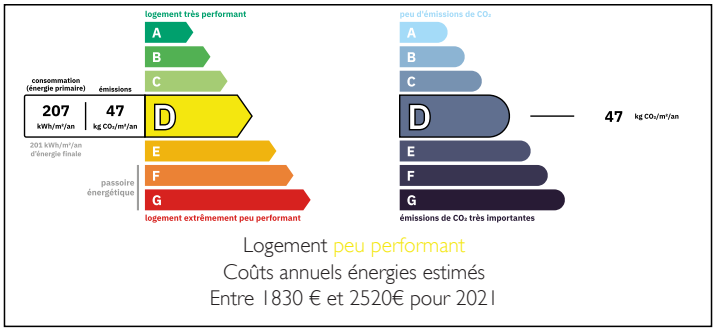
# INFORMATION

| | |
|---|---|
| Town: | Campagne-d'Armagnac |
| Department: | Gers |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 150 m2 |
| Plot Size: | 60783 m2 |

# IN BRIEF

Traditional 1880s Gascon country property near Eauze, set in approximately 6 hectares of fenced pasture and woodland with extensive equestrian facilities and outbuildings. The property includes a four-bedroom main house, 100 m² attic offering further potential, a 50 m² former vineyard worker's dwelling, stables, arena, two large hangars, chais and garage. A versatile rural property ideally suited to horses, a smallholding or a lifestyle project in the heart of the Gers.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1830 € et 2520€ 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:** | **631 EUR** |

## NOTES

## DESCRIPTION

Set in the countryside of the Gers, close to Eauze and in the heart of the Armagnac region, this substantial rural property combines an attractive traditional Gascon house with approximately 6 hectares of land and an unusually extensive collection of outbuildings.

Dating from the 1880s, the main house offers around 150 m² of existing ground-floor accommodation, together with approximately 100 m² of attic space.

The principal living room measures approximately 42 m² and runs through the house from south to north. There is also an equipped kitchenette with oven, extractor hood and hob.

There are four bedrooms measuring approximately 20 m², 12 m², 10 m² and 9 m². The largest bedroom retains a fireplace and exposed beams.

A shower room and WC complete the existing accommodation.

The house is currently undergoing internal renovation, giving a new owner the opportunity to complete and personalise the property.

FURTHER POTENTIAL:

Above the existing accommodation is approximately 100 m² of attic space with considerable potential for further development. One room has already been created with access to a balcony, and there are two existing windows.

The attic floor was insulated in 2021, with additional blown insulation above the eastern part of the house.

There is also potential to extend the main accommodation into the adjoining chai, subject to any necessary permissions.