LEGGETT
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Ref: A48000NJD32 Price: 298 000 EUR

agency fees to be paid by the seller

Single-storey house with pool, two conservatories and extensive outbuildings near Castelnau d'Auzan

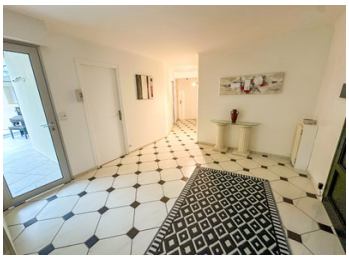














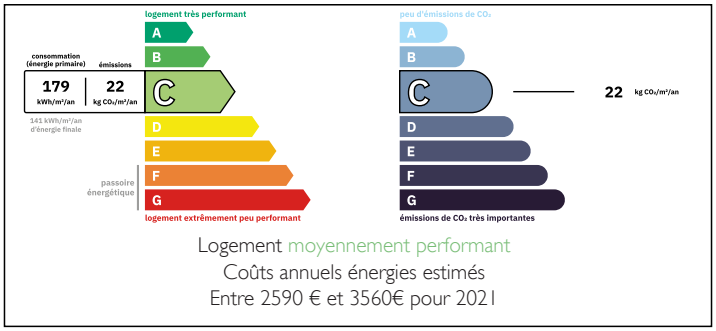
INFORMATION

Town:	Castelnau d'Auzan Labarrère
Department:	Gers
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	6800 m2

IN BRIEF

Set within approximately 6,800 m² of enclosed gardens on the outskirts of Castelnau d'Auzan-Labarrère, this well-presented detached house offers generous living spaces, two conservatories and a private swimming pool. Reversible heat pumps provide heating and cooling throughout, while the flexible accommodation includes a study suitable for use as an additional bedroom. A substantial three-door garage, a second metal garage, a two-bedroom mobile home and an older timber-framed building complete this versatile property.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2590 € et 3560€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Electric gates open onto the fully enclosed grounds of this comfortable single-storey home. Mature trees create an established garden setting, with ample space for parking, outdoor entertaining and enjoying the swimming pool.

A generous covered entrance porch leads into the hallway. The main living area brings together a fitted kitchen, dining space and sitting area beneath a high timber ceiling with exposed beams. A fireplace provides a focal point, while broad glazing brings light into the room and connects the living spaces with the gardens.

Two conservatories provide additional space for relaxing and entertaining. The larger garden conservatory measures approximately 44 m², while the second offers another bright sitting area with views over the grounds.

The bedroom accommodation includes rooms with direct garden access. The principal bedroom has its own washbasin, and the study, also opening onto the garden, could serve as an additional bedroom. A family bathroom with a bath and a separate shower room serve the accommodation.

An equipped laundry room off the kitchen has a door to the garden. A former garage, now an enclosed room of approximately 16 m², offers potential for an additional bedroom, office or hobby room, subject to any necessary permissions. A separate enclosed utility space is accessed from this room.

Reversible heat pumps have been installed throughout the house, providing heating and cooling. The existing DPE rating is C; the heat pumps were installed after that assessment.

Outside, the private 10 × 5 m chlorine swimming pool has varying depths and is...