LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48554NJD32 Price: 569 000 EUR

agency fees to be paid by the seller

Renovated maison de maître with four bedrooms, two hectares and outbuildings, walking distance to Eauze















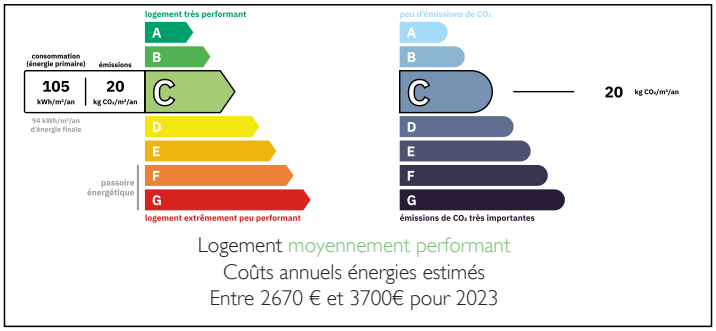
INFORMATION

Town:	Eauze
Department:	Gers
Bed:	4
Bath:	2
Floor:	262 m2
Plot Size:	20000 m2

IN BRIEF

Set within two hectares of mature grounds, this renovated maison de maître offers privacy and countryside views within walking distance of Eauze. Approximately 263 m² of accommodation includes three reception rooms, a study and four bedrooms, including a principal suite. Terraces, a pond, an attached garage and a separate hangar complement the house, while oil central heating, wood-burning heating, fibre internet and mains drainage provide everyday convenience. A character home combining space and tranquillity with the amenities of a lively Gascon market town.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2670 € et 3700€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48554NJD32 Price: 569 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **3709 EUR**

NOTES

DESCRIPTION

Approached by a private driveway and screened from the road, this renovated maison de maître stands in two hectares of grounds, with mature trees and views over the surrounding countryside. Shops, restaurants and Eauze's weekly market are within walking distance.

The house

Offering approximately 263 m² of habitable space, the house retains its character through exposed beams, fireplaces and original cupboards. All room sizes below are approximate.

A welcoming entrance hall of 19 m² leads to three generous reception rooms: a main living room of 36 m² with a wood-burning stove, a separate sitting room of 28 m² and a dining room of 24 m².

The fitted and equipped kitchen of 18 m² opens onto the terrace and garden. A separate study of 13 m², a pantry/utility room with WC and a boiler room complete the ground floor.

A wooden staircase leads to four bedrooms measuring 18, 22, 10 and 18 m². The principal bedroom has a dressing room of 3 m² and a private shower room of 7 m². A family bathroom of 12 m², a landing and further storage complete the first floor.

Grounds and outbuildings

The two-hectare grounds combine garden, meadow and mature trees, with a pond adding interest. The land is suitable for a swimming pool. A terrace with a metal pergola and an enclosed courtyard provide inviting spaces for outdoor dining and relaxation.

The attached garage, approximately 27 m², has a room of similar size above it, offering potential for an additional bedroom, sitting room or independent...