

Superb Single-Storey Architect-Designed House with Large Garden, Pool,...

Castelnau d'Auzan Labarrère, Gers, Occitanie





On the edge of a village with small shops and a leisure base, this charming single-storey architect-designed house,...

At a Glance

Reference	MFH-BG33328
Bed	4
Land	0.68 ha

Near to	Castelnau d'Auzan	
	Labarrère	
Bath	3	
Pool	No	

Price€348,500Hab.Space175 sqmLand TaxN/A

Property Description

On the edge of a village with small shops and a leisure base, this charming single-storey architect-designed house, built in 1995 and extended in 2019, sits on a beautiful 6,800 m² tree-filled garden. It includes a lovely heated swimming pool installed in 2019, a large 100 m² garage with water and electricity, a half-timbered outbuilding, a two-bedroom mobile home, and an additional outbuilding. The house opens onto a spacious entrance hall, which leads to the living areas on one side and the sleeping quarters on the other. The living space includes a lounge with a fireplace and wood-burning stove, underfloor heating, a 17 m² veranda, a dining room, and a fully equipped kitchen that opens onto a second 35 m² veranda. Behind the kitchen, there's a utility room and a large storage area.

The sleeping area offers 3 bedrooms with wooden floors, a bathroom with whirlpool bathtub, double sink, and large built-in closets. A master suite was added during the extension, featuring its own en-suite shower room, along with an additional shower room. The house therefore offers 4 bedrooms—each with French doors opening onto the garden—and 3 bathrooms.

The living area of 175 m² is complemented by the verandas and the easily convertible storage room, bringing the total usable surface to 244 m².

The property is fully fenced and very private, with an electric gate and videophone. The septic tank was installed in 2019.

A beautiful family home with great potential for welcoming guests or generating rental income.

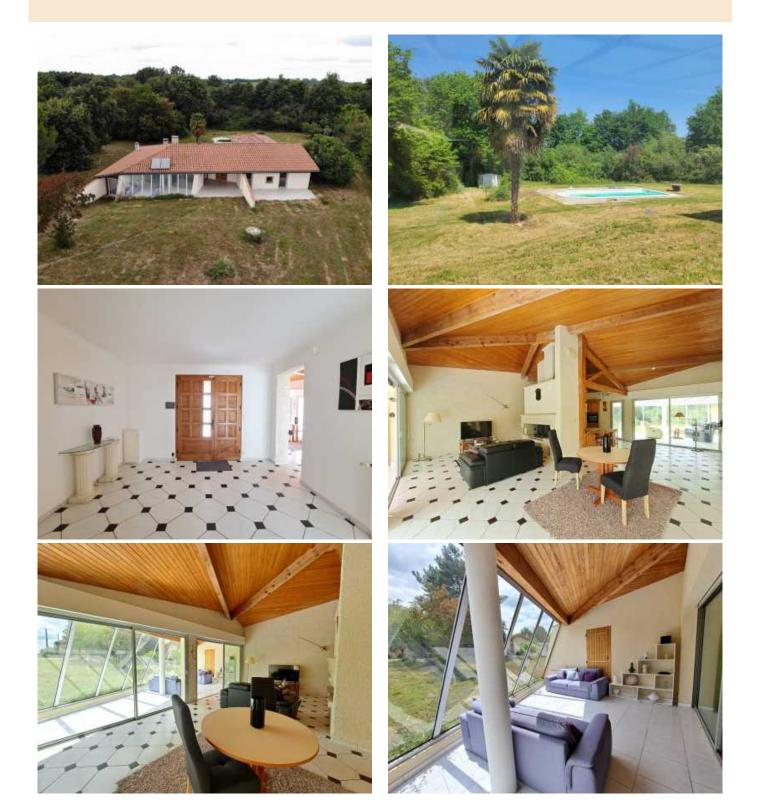
Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2590.00 and $3560.00 \in$. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

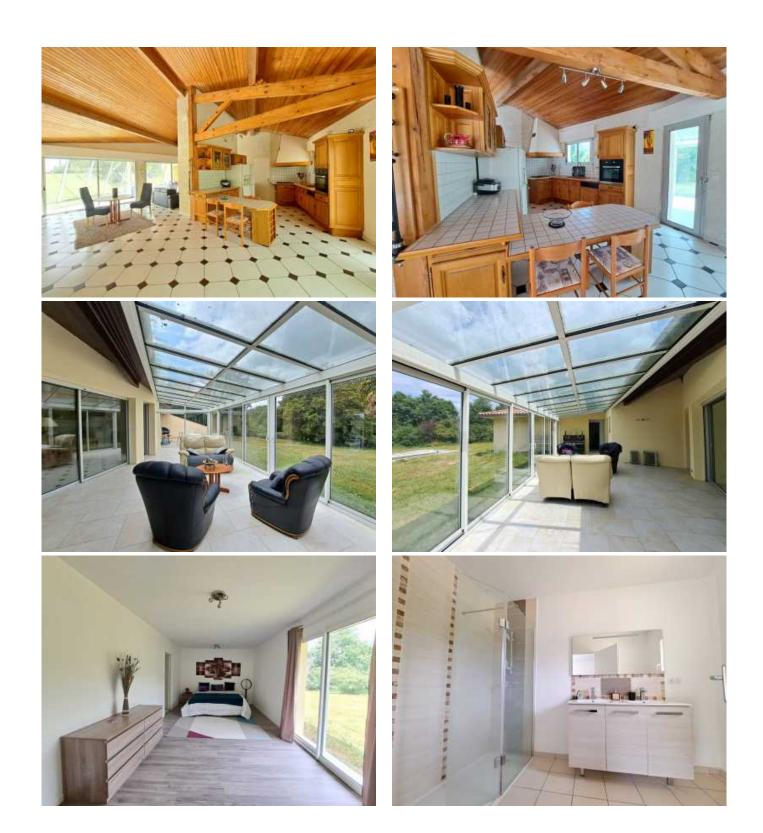
Summary		Key Information	
Property type:	Modern Villa	Year Built:	1995
Bedrooms:	4	Internal Area:	175 sqm
Bathrooms	3	Land Area:	0.68 ha
Price	€348,500		

Location: Occitanie



Gallery





















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S. and L. BROWN



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