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

Castelnau d'Auzan Labarrère , Gers , Occitanie



**€348,500**

inc. of agency fees

4 Beds 3 Baths 175 sqm 0.68 ha

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** €348,500

**Hab.Space** 175 sqm

**Land Tax** N/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 m<sup>2</sup> tree-filled garden. It includes a lovely heated swimming pool installed in 2019, a large 100 m<sup>2</sup> 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 m<sup>2</sup> veranda, a dining room, and a fully equipped kitchen that opens onto a second 35 m<sup>2</sup> 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 m<sup>2</sup> is complemented by the verandas and the easily convertible storage room, bringing the total usable surface to 244 m<sup>2</sup>.

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 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](https://georisques.gouv.fr).

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€348,500

Key Information

Year Built:	1995
Internal Area:	175 sqm
Land Area:	0.68 ha

Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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