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Pretty stone Property with views of the Pyrenees

Castéra-Verduzan , Gers , Occitanie



€299,000

inc. of agency fees

4 Beds 4 Baths 228 sqm 0.43 ha

A charming stone Property situated at only 10 minutes from the thriving SPA village of Castéra Verduzan. With...

At a Glance

Reference	MFH-BG33215	Near to	Castéra-Verduzan	Price	€299,000
Bed	4	Bath	4	Hab.Space	228 sqm
Land	0.43 ha	Pool	No	Land Tax	N/A

Property Description

A charming stone Property situated at only 10 minutes from the thriving SPA village of Castéra Verduzan. With its beautiful thermal baths, shops, school, beautiful lake and Casino. This charming stone Property with views of the Pyrenees is composed of two houses with a garden of 4.300 m².

The main house of 157 m² comprises on the ground floor a beautiful entrance, a large living room of 72 m² with fireplace and a mezzanine floor, an open plan fitted kitchen, as well as a downstairs bedroom with its en suite shower room. On the first floor there are two other beautiful bedrooms, each with its own en suite shower room. Adjacent to the property is a garage with a laundry room. In the guest house of 71 m², a beautiful living room with large fireplace, a shower room, a bedroom with tiled floor and an adjacent room that could be converted into a bathroom or dressing room. On the first floor, a large bedroom and an attic used as storage space. Outside there is a lovely park with mature trees and great views of the Pyrenees and a cave.

Do not hesitate to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class F, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3660.00 and 5010.00 €.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€299,000

Key Information

Internal Area:	228 sqm
Land Area:	0.43 ha

Location: Occitanie



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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S. and L. BROWN



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