

Click to view MFH-BG33224

# **Charming Country Property with a Gîte and Artist Studio**

Castéra-Verduzan, Gers, Occitanie



€440,000

inc. of agency fees

**5** Beds **5** Baths **298** sqm **0.5** ha

Located near the town of Castéra Verduzan, with its shops, school and nautical base, this pretty property has...

#### At a Glance

**Reference** MFH-BG33224 **Near to** Castéra-Verduzan **Price** €440,000

**Bed** 5 **Bath** 5 **Hab.Space** 298 sqm

Land 0.5 ha Pool No Land Tax N/A

### **Property Description**

Located near the town of Castéra Verduzan, with its shops, school and nautical base, this pretty property has been completely rebuild in 2013-14. It has all the modern comforts: double glazing, heating by heat pump on the ground floor, good insulation and electric gates. Its habitable surface of 198 sq.m. is composed of a large entrance hall, a spacious and cosy living room with a fireplace, opening onto a pleasant veranda and a

beautiful terrace, a fitted and equipped kitchen with a utility room, a dining room, a study and a bedroom with an adjoining shower room. On the first floor, a beautiful bedroom with exposed beams and double exposure, a dressing room and 2 complete shower rooms. In the grounds of 5000 m² which benefit from pretty views over the surrounding countryside, you will find a guest house of 45 sq.m comprising a kitchen, 2 bedrooms and 1 shower room. Adjacent is a large artist's studio with a kitchen and a bedroom, of 55 sq.m in total. It could be a 2nd guesthouse or a possibility to enlarge the 1st one. You will also find a chalet of 8.5 sq.m for the storage of gardening tools. Please do contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1470.00 and 2060.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

# Summary

Property type: House Bedrooms: 5
Bathrooms 5

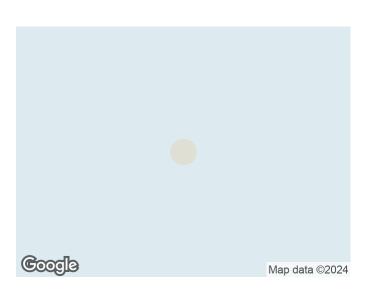
Price €440,000

# **Key Information**

Year Built: 2013
Internal Area: 298 sqm
Land Area: 0.5 ha

### **Location: Occitanie**





# Gallery











































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S. and L. BROWN



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