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## Charming Country Property with a Gîte and Artist Studio

Castéra-Verduzan , Gers , Occitanie



**€395,000**

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	€395,000
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 rebuilt 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 m<sup>2</sup> 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](http://georisques.gouv.fr).

### Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€395,000

### Key Information

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

### Location: Occitanie



## Gallery













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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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