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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

Bed 5

Land 0.5 ha

Near to Castéra-Verduzan

Bath 5

Pool No

Price €395,000

Hab.Space 298 sqm

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 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	€395,000

Key Information

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

Location: Occitanie



Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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S. and L. BROWN



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