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Spacious Contemporary House

Eauze , Gers , Occitanie



€349,900

inc. of agency fees

4 Beds 3 Baths 520 sqm 1.1 ha

Situated in a convenient location less than 1.5 km from a town close to all amenities, this spacious contemporary...

At a Glance

Reference	MFH-BG33227	Near to	Eauze	Price	€349,900
Bed	4	Bath	3	Hab.Space	520 sqm
Land	1.1 ha	Pool	No	Land Tax	N/A

Property Description

Situated in a convenient location less than 1.5 km from a town close to all amenities, this spacious contemporary house of 520 m² with large basement of 420 m² is located in the centre of the lovely garden of more than one hectare, with ample space for a pool.

The entrance opens into a bright 138 m² living room that adjoins the equally bright 110 m² dining room with fireplace.

The kitchen of 42 m² is well equipped, and on the same level you will find two offices, two bedrooms (26 and 45 m²) one of which is en-suite, a bathroom, dressing room, toilet and storage cupboards. Upstairs, the two large bedrooms share a bathroom.

The basement includes separate boiler room, laundry room, shower room to renovate, and large garage with crossing garage doors that can be entered on one side and exited from the other

Some of the rooms will need to be refreshed according to personal taste. The house is in good condition overall and ready to move in.

Come and discover it quickly

Fees to be paid by the seller. Energy class E, Climate class E Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 7830.00 and 10630.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€349,900

Key Information

Year Built:	1980
Internal Area:	520 sqm
Land Area:	1.1 ha

Location: Occitanie



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C. BAUER – Sunday Times

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