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## Spacious Contemporary House

Eauze , Gers , Occitanie



# €398,500

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

<b>Reference</b>	MFH-BG33227	<b>Near to</b>	Eauze	<b>Price</b>	€398,500
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	520 sqm
<b>Land</b>	1.1 ha	<b>Pool</b>	No	<b>Land Tax</b>	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 m<sup>2</sup> with large basement of 420 m<sup>2</sup> 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 m<sup>2</sup> living room that adjoins the equally bright 110 m<sup>2</sup> dining room with fireplace.

The kitchen of 42 m<sup>2</sup> is well equipped, and on the same level you will find two offices, two bedrooms (26 and 45 m<sup>2</sup>) 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](http://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€398,500

## Key Information

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

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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.

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