Click to view MFH-BG33239

Beautiful single-storey Villa with garden

Gondrin, Gers, Occitanie



€220,000

inc. of agency fees

4 Beds **2** Baths **128** sqm **0.15** ha

Located in the countryside between Gondrin and Montréal, a beautiful single-storey Villa of 128 m² and its garden...

At a Glance

Reference MFH-BG33239 **Near to** Gondrin **Price** €220,000

Bed 4 Bath 2 Hab.Space 128 sqm

Land 0.15 ha **Pool** No **Land Tax** N/A

Property Description

Located in the countryside between Gondrin and Montréal, a beautiful single-storey Villa of 128 m² and its garden of 1500 m². In a peaceful hamlet surrounded by fields and vines, it is not isolated, as there are a few neighbours.

The house opens onto a large 59 m² living room with an open-plan kitchen fitted with a hob and extractor hood. You will appreciate the high, sloping ceilings and the traditional exposed roof timbers in all the rooms.

It has 4 bedrooms, 1 bathroom and a shower room, as well as 2 separate toilets and a large fitted utility room.

There are electric radiators in all the rooms, but the powerful wood-burning stove in the living room heats the entire house, and all the window frames are double-glazed and made of wood.

The living room and one of the bedrooms open onto the garden through large French windows, and there is a covered terrace on the south side and another on the north side.

There is a practical wooden garden shed for storing your tools and lawnmower.

This charming one-storey house is a must-see

Fees to be paid by the seller. Energy class D, Climate class B Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1580.00 and 2190.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type: House Bedrooms: 4
Bathrooms 2

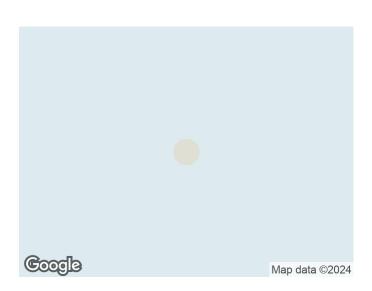
Price €220,000

Key Information

Year Built: 2009
Internal Area: 128 sqm
Land Area: 0.15 ha

Location: Occitanie





Gallery



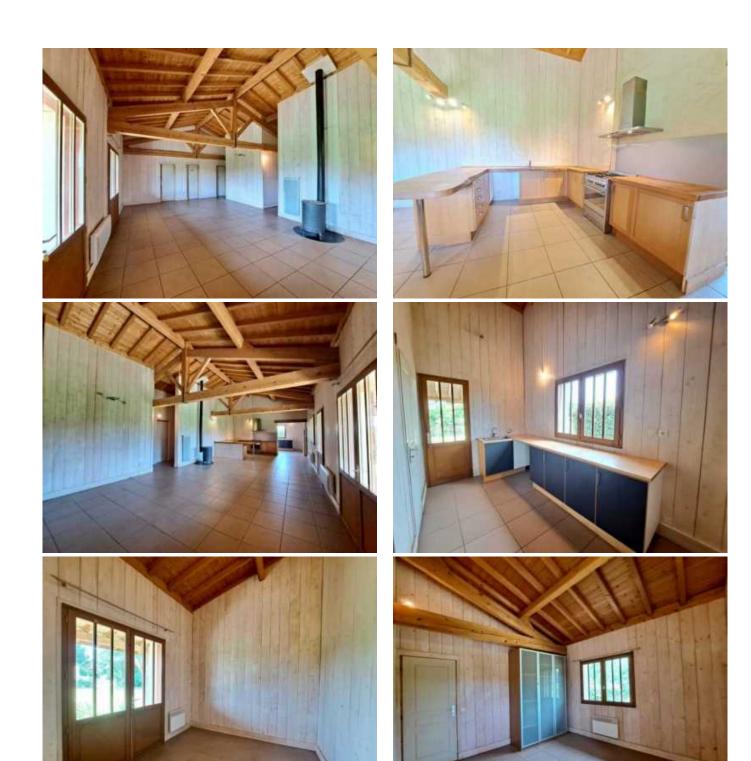
























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C. BAUER – Sunday Times

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S. and L. BROWN



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