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## Beautiful Former Stone Presbytery with Pool

Gabarret , Landes , Nouvelle Aquitaine



# €447,000

inc. of agency fees

5 Beds    3 Baths    350 sqm    0.4 ha

At the border of Gers, Lot-et-Garonne and Landes, discover this stunning former stone presbytery, nestled in a...

### At a Glance

<b>Reference</b>	MFH-BG33299	<b>Near to</b>	Gabarret	<b>Price</b>	€447,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	350 sqm
<b>Land</b>	0.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At the border of Gers, Lot-et-Garonne and Landes, discover this stunning former stone presbytery, nestled in a peaceful, verdant setting.

With a living area of 350 m<sup>2</sup>, this authentic property welcomes you with an entrance leading to a spacious

living room with a fireplace, a fully equipped kitchen with a pantry, and a second cozy lounge. The terracotta tiled floors add a touch of authenticity and charm to the entire space.

The sleeping area features two master suites, each with its own shower room and toilet, ensuring optimal comfort. Upstairs, a large games room with exposed beams, three spacious bedrooms, and another shower room complete this beautiful area.

Outside, enjoy a saltwater pool installed in 2023, a pleasant terrace, and an 80 m<sup>2</sup> outbuilding that can be used as a workshop or garage. The entire property is set on a magnificent wooded plot of 3,980 m<sup>2</sup>, offering tranquility and charm.

An ideal place for nature lovers, combining character with modern comfort.

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3970.00 and 5430.00 €.

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	3
Price	€447,000

## Key Information

Internal Area:	350 sqm
Land Area:	0.4 ha

## Location: Nouvelle Aquitaine



## Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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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