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Stunning Single-Storey Architect-Designed Property with Large Garden and...

Castelnau d'Auzan Labarrère , Gers , Occitanie



€348,500

inc. of agency fees

4 Beds 3 Baths 175 sqm 0.68 ha

On the edge of a village with small shops and a leisure area, this charming single-storey architect-designed home,...

At a Glance

Reference	MFH-BG33328	Near to	Castelnau d'Auzan Labarrère	Price	€348,500
Bed	4	Bath	3	Hab.Space	175 sqm
Land	0.68 ha	Pool	No	Land Tax	N/A

Property Description

On the edge of a village with small shops and a leisure area, this charming single-storey architect-designed home, built in 1995 and extended in 2019, offers peace, space, and character.

The property sits on a beautifully maintained 6,800 m² plot and features a large 100 m² garage with water and

electricity, a characterful timber-framed outbuilding, a mobile home with two bedrooms, and an additional outbuilding.

Bonus: a lovely heated swimming pool, installed in 2019, which has not been in use since 2022 and will need to be reactivated.

Upon entering the home, you are welcomed into a spacious hallway that naturally separates the living area from the sleeping quarters.

The living space includes a cozy lounge with fireplace and wood-burning stove, underfloor heating, a dining room, and a fully equipped kitchen. The kitchen opens onto a 17 m² veranda, while a second, larger 35 m² veranda provides even more light and space. Behind the kitchen, there is a practical laundry room and a large storage area.

The night area comprises three bedrooms with parquet flooring, a bathroom with whirlpool bathtub, double sinks, and built-in wardrobes. The 2019 extension houses a master suite with en-suite bathroom, as well as an additional shower room. In total, the property offers four bedrooms, all with direct access to the garden, and three bathrooms.

The main house offers 175 m² of living space, to which the two verandas and the large storage room can be added, for a total of 244 m² of usable space.

This fully fenced and very private property includes an electric gate with videophone. Both the swimming pool and septic system were installed in 2019.

Feel free to contact us for more information or to arrange a viewing.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2590.00 and 3560.00 €.

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	3
Price	€348,500

Key Information

Year Built:	1995
Internal Area:	175 sqm
Land Area:	0.68 ha

Location: Occitanie



Gallery









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