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## Pretty stone Property with views of the Pyrenees

Castéra-Verduzan , Gers , Occitanie



# €299,000

inc. of agency fees

4 Beds   4 Baths   228 sqm   0.43 ha

A charming stone Property situated at only 10 minutes from the thriving SPA village of Castéra Verduzan. With...

### At a Glance

<b>Reference</b>	MFH-BG33215	<b>Near to</b>	Castéra-Verduzan	<b>Price</b>	€299,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	228 sqm
<b>Land</b>	0.43 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

A charming stone Property situated at only 10 minutes from the thriving SPA village of Castéra Verduzan. With its beautiful thermal baths, shops, school, beautiful lake and Casino. This charming stone Property with views of the Pyrenees is composed of two houses with a garden of 4.300 m<sup>2</sup>.

The main house of 157 m<sup>2</sup> comprises on the ground floor a beautiful entrance, a large living room of 72 m<sup>2</sup> with fireplace and a mezzanine floor, an open plan fitted kitchen, as well as a downstairs bedroom with its en suite shower room. On the first floor there are two other beautiful bedrooms, each with its own en suite shower room. Adjacent to the property is a garage with a laundry room. In the guest house of 71 m<sup>2</sup>, a beautiful living room with large fireplace, a shower room, a bedroom with tiled floor and an adjacent room that could be converted into a bathroom or dressing room. On the first floor, a large bedroom and an attic used as storage space. Outside there is a lovely park with mature trees and great views of the Pyrenees and a cave.

Do not hesitate to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class F, Climate class C Property with excessive energy consumption. The law requires that the energy performance (EPD) of the property, currently in class F, be included, from 1 January 2028, between class A and class E. Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3660.00 and 5010.00 €. 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:	4
Bathrooms	4
Price	€299,000

## Key Information

Internal Area:	228 sqm
Land Area:	0.43 ha

## Location: Occitanie



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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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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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