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## Charming Country Property with a Gîte and Artist Studio

Castéra-Verduzan , Gers , Occitanie



# €395,000

inc. of agency fees

5 Beds    5 Baths    298 sqm    0.5 ha

Located near the town of Castéra Verduzan, with its shops, school and nautical base, this pretty property has...

### At a Glance

<b>Reference</b>	MFH-BG33224	<b>Near to</b>	Castéra-Verduzan	<b>Price</b>	€395,000
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	298 sqm
<b>Land</b>	0.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located near the town of Castéra Verduzan, with its shops, school and nautical base, this pretty property has been completely rebuild in 2013-14. It has all the modern comforts: double glazing, heating by heat pump on the ground floor, good insulation and electric gates. Its habitable surface of 198 sq.m. is composed of a large entrance hall, a spacious and cosy living room with a fireplace, opening onto a pleasant veranda and a

beautiful terrace, a fitted and equipped kitchen with a utility room, a dining room, a study and a bedroom with an adjoining shower room. On the first floor, a beautiful bedroom with exposed beams and double exposure, a dressing room and 2 complete shower rooms. In the grounds of 5000 m<sup>2</sup> which benefit from pretty views over the surrounding countryside, you will find a guest house of 45 sq.m comprising a kitchen, 2 bedrooms and 1 shower room. Adjacent is a large artist's studio with a kitchen and a bedroom, of 55 sq.m in total. It could be a 2nd guesthouse or a possibility to enlarge the 1st one. You will also find a chalet of 8.5 sq.m for the storage of gardening tools. Please do contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 1470.00 and 2060.00 €.

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	5
Price	€395,000

## Key Information

Year Built:	2013
Internal Area:	298 sqm
Land Area:	0.5 ha

## Location: Occitanie



## 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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