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Beautiful Villa with Modern Comfort close to La Romieu

La Romieu , Gers , Occitanie



€299,900

inc. of agency fees

3 Beds 1 Baths 115 sqm 0.3 ha

In the tranquil Gers countryside, just 4 km from La Romieu, lies this splendid villa on a picturesque 3000 m²...

At a Glance

Reference	MFH-BG33267	Near to	La Romieu	Price	€299,900
Bed	3	Bath	1	Hab.Space	115 sqm
Land	0.3 ha	Pool	No	Land Tax	N/A

Property Description

In the tranquil Gers countryside, just 4 km from La Romieu, lies this splendid villa on a picturesque 3000 m² flat terrain adorned with trees and flowers. Built in 2015, this charming residence boasts all the conveniences of modern living. Spread across 115 m² of living space, the interior features a spacious open-plan living area with a fully-equipped open plan kitchen and expansive windows that usher in abundant natural light.

Complementing this layout are an entrance foyer, three bedrooms, one bathroom, one toilet, and a utility room – all thoughtfully arranged on a single level for convenience.

The home is efficiently heated through aérothermal and reversible air conditioning systems. A 35 m² attached garage with two electric doors adds practicality to the property. Outside, an inviting bioclimatic terrace extends from the living area, while a jacuzzi on the master bedroom's terrace offers a delightful way to enjoy the garden in every season.

A capacious parking area in front of the garage accommodates multiple vehicles, and the fully fenced garden is secured by an electric gate. This single-story residence with high-quality amenities is a must-visit, promising a lifestyle of comfort and elegance.

Fees to be paid by the seller. Energy class A, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 510.00 and 740.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€299,900

Key Information

Year Built:	2014
Internal Area:	115 sqm
Land Area:	0.3 ha

Location: Occitanie



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