



Ref: 116711DBl32 Price: 448 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (426 000 EUR without fees)

IH from TOULOUSE, 25 mn AUCH, farmhouse on 2HA of land in a dominant position, 6 rooms, 5 baths, pool,



INFORMATION

Town: Castelnau-Barbarens

Department: Gers

Bed:

5 Bath:

Floor: 280 m2

Plot Size: 21624 m2







IN BRIEF

Situated just over 2km from the village of Castelnau-Barbarens with a convenience store, post office and restaurant, you will find the house up a quiet lane at the top of the hill providing you with breathtaking views of the Pyrenees and surrounding countryside.

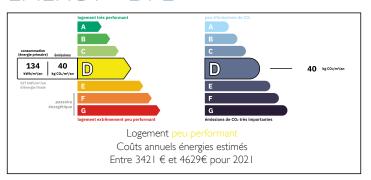








ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



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LOCAL TAXES

Taxe foncière: 1639 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

As you enter the property through the double glazed front door you will find yourself in the spacious 10.7m × 2.4m entrance hall. To your left there is an opening to the kitchen with an open fire and as you walk through you will pass the pantry before finding yourself in the living room. The main part of the living room is double height from where you can see the office and library/games room on the mezzanines above.

Heading out through the french doors to the terrace you will see the pyrenees in the distance, the rolling countryside, the pool a few steps below and the huge 15m x 5m covered terrace to your right. The pool is generous not only in length but in depth at over 2m in the deep end.

To the right of the entrance hall you will find a bedroom with an ensuite shower room and beyond the staircase a further 5m of hallway. From here you can access the main bedroom with ensuite bathroom, separate shower and dressing room. At the end of the hall there is the laundry room, boiler room, a shower room with WC, an insulated wine store and an exterior door.

Upstairs you will find 4 further bedrooms, 2 bathrooms, the office and the library/games area

Behind the house is a small barn which has been partially closed off to house the oil tank and create a workshop with the remaining $8m \times 3.9m$ open for covered parking...