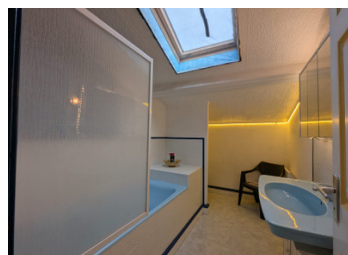
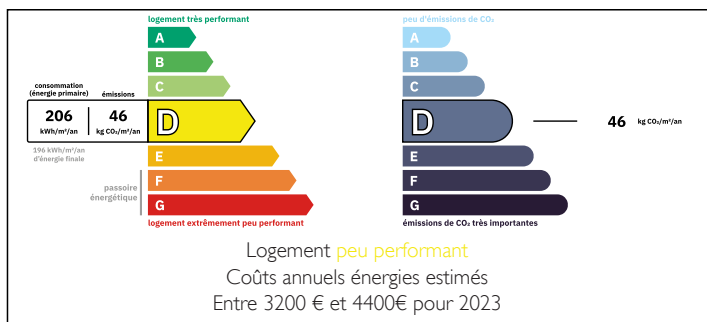


**\*UNDER OFFER \*** A Country House with second home , land and outbuildings nestled away on the Gers/Landes border



## ENERGY - DPE



## INFORMATION

Town:	Castelnau d'Auzan Labarrère
Department:	Gers
Bed:	7
Bath:	3
Floor:	202 m2
Plot Size:	25059 m2

## IN BRIEF

Located on the tranquil edge of Castelnau d'Auzan Labarrère (Gers 32), this rare-to-market property offers the perfect blend of country living and income potential. Set amidst rolling vineyards and unspoilt Gascon countryside, the property consists of two independent houses, a large hangar, a traditional chai with garage and upstairs workshop, all set on generous grounds – ideal for animal lovers or those seeking space for creative or agricultural projects.

The spacious 5-bedroom main house boasts oil central heating, double glazing, and good insulation throughout. A bright summer room adjoining the kitchen adds a stunning living space to enjoy year-round views of the countryside. The large open-plan living/dining area is perfect for entertaining or family life.

A charming and fully equipped 2-bedroom gîte with an open-plan kitchen/living/dining space offers excellent rental potential or comfortable guest accommodation.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

Only a few minutes from all amenities in Castelnau d'Auzan, including bakery, shops, school, post office, and a thermal spa. You're also just a short drive to Barbotan-les-Thermes, Eauze (15 mins), Condom (30 mins), and within easy reach of the Landes (40) with its forests and Atlantic beaches. Access to international travel is easy via Agen TGV (1h), Bordeaux Airport (1h45), and Toulouse Airport (2h).

This is an ideal property for those seeking peace, space, and potential, in a vibrant part of southwest France.

Benefiting from: Oil central heating, double glazing and insulation.

This property is briefly comprised of:

MAIN HOUSE 152m2  
GROUND FLOOR  
SUMMER ROOM 15X3m2  
KITCHEN 16.5m2 with fitted units  
LIVING/DINING ROOM 32m2/10.4m2  
BEDROOM 1 12.5m2 with fitted units  
BEDROOM 2 11m2  
BEDROOM 3 9.7m2  
WC 1.1m2  
SHOWER ROOM 6.2m2 with enclosed shower, vanity, sink  
UTILITY ROOM 12.5m2 with plumbing, electrics, large cupboards and extra storage room 4m2  
FIRST FLOOR  
2 BEDROOMS 12.5m2 & 17m2 both into the eaves  
BATHROOM 6.5m2 with bath, sink ,WC  
ACCESS TO LARGE LOFT - 92m2 fully boarded out flooring ,ideal for storage or conversion with the correct permissions

GITE 50m2  
OPEN PLAN KITCHEN/DINING/LIVING AREA  
2 BEDROOMS  
BATHROOM

## LOCAL TAXES

Taxe foncière: 1522 EUR

## NOTES