

UNDER OFFER Charming Property in Bouzon-Gellenave (32) Peaceful Setting with pool, views and hangar



INFORMATION

Town:	Bouzon-Gellenave
Department:	Gers
Bed:	4
Bath:	1
Floor:	111 m2
Plot Size:	7282 m2



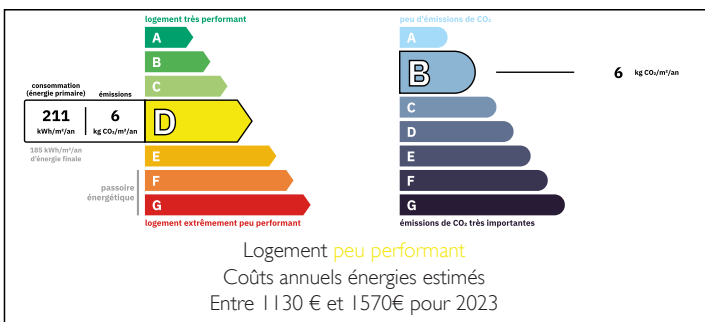
IN BRIEF

UNDER OFFER Leggett Immobilier is proud to present this traditional family home nestled in the charming village of Bouzon-Gellenave, GERS 32. The property enjoys a peaceful setting in the heart of the Armagnac vineyards, one of the most sought-after areas of the Gers. The location offers the perfect balance between countryside tranquillity and proximity to essential amenities, making it ideal for a main residence, holiday home, or investment in South-West France.

Just a few minutes away lies the picturesque medieval bastide town of Aignan, renowned locally for its authenticity and quality of life. Here you will find all practical amenities including, a supermarket, bank, doctor, dentist, restaurants and friendly village bars and weekly market.

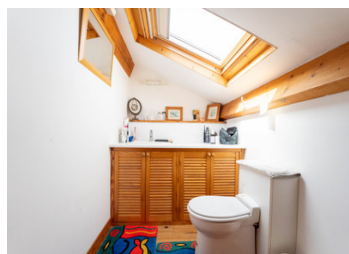
The nearby towns of Plaisance, Nogaro & Riscle, all ten minutes by car, provide an even wider range of

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 478 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

For long-distance travel, Bordeaux Airport and the TGV connection to Paris are both less than two hours away, making the property easy to access for regular commuting or for those seeking a well-connected second home in Bouzon-Gellenave.

This property is comprised of:

GROUND FLOOR

Located in the peaceful village of Bouzon-Gellenave (32300) in the heart of the Gers, the property welcomes you through a charming half-timbered entrance hall (10.5m²). This leads to a cosy and inviting living room (17.3m²), two comfortable bedrooms (9.2m² & 9m²), a fitted kitchen (13m²) and bathroom (7m²).

The warm living room features a beautiful period fireplace fitted with a wood-burning stove—perfect for winter evenings in the Armagnac countryside.

The spacious kitchen, fully equipped with modern appliances raised electric oven, gas hob with extractor, refrigerator, dishwasher opens to a family dining area (15.5m²).

From this space a door opens into a generous utility room (18m²) with door to the garden and direct interior access to the garage (16m²) with loft hatch to a storage area.

A hallway leads to the main bathroom, a separate shower room (1.4m²) and a separate WC (3.2m²) with sink and plumbing for a washing machine.

FIRST FLOOR

A staircase from the kitchen leads to a large landing serving two bedrooms (12.7m² & 17.2m²), an office (6.2m²) and a generous dressing room/storage area. This floor also includes a spacious WC with a vanity unit (3.64m²), which could be converted to include a shower or bathtub.

EXTERIOR