

1H from TOULOUSE, 25 mn AUCH, farmhouse on 2HA of land in a dominant position, 6 rooms, 5 baths, pool,

EXCLUSIVE



## INFORMATION

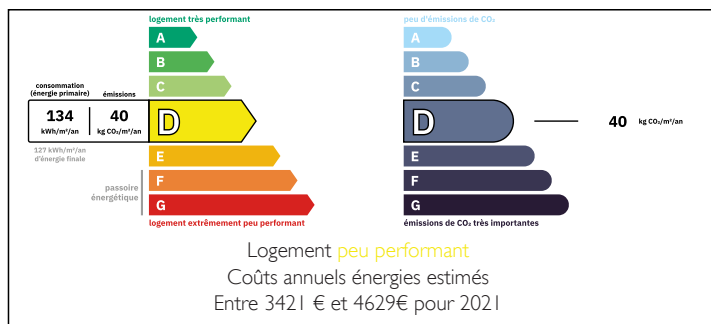
Town:	Castelnau-Barbarens
Department:	Gers
Bed:	6
Bath:	5
Floor:	280 m2
Plot Size:	21624 m2



## IN BRIEF

Situated just over 2km from the village of Castelnau-Barbarens with a convenience store, post office and bistrot, 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



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

As you enter the property through the double glazed front door you will find yourself in the spacious 10.7m x 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 x 3.9m open for covered parking...

## LOCAL TAXES

**Taxe foncière: 1639 EUR**

**Taxe habitation: EUR**

## NOTES