

## Two bedroom house on Eauze golf complex with pool, enclosed garden and outbuilding

EXCLUSIVE



## INFORMATION

Town:	Eauze
Department:	Gers
Bed:	2
Bath:	1
Floor:	59 m2
Plot Size:	0 m2

## IN BRIEF

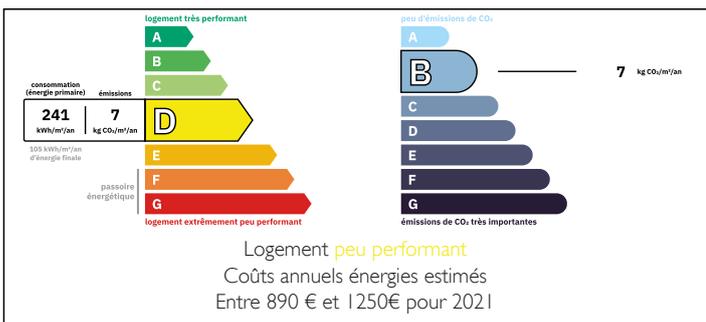
The Golf d'Eauze, located in the Gers countryside close to the Landes, is an 18-hole course designed by Jean Larrouy.

The undulating course is set in natural surroundings with oak and pine trees and stunning views of the Pyrenees. The course appeals to many players thanks to its blend of fun, difficulty and strategy. Whether you're a recreational or competitive golfer, this course will captivate you.

The bustling town of Eauze with all amenities is a short drive of 7mins away.

International airports - Toulouse and Bordeaux 1h40mins

## 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

This fully double glazed, modern house with open plan living downstairs and two bedrooms and bathroom upstairs is located on the first floor

Ground floor

Open plan kitchen/dining/living area 31m<sup>2</sup> patio doors to garden with pool area

WC 1.5m<sup>2</sup>

First floor

Bedroom 11m<sup>2</sup>

Bedroom 9m<sup>2</sup>

Bathroom 5m<sup>2</sup>

Exterior

Storage room 11.5m<sup>2</sup>

In-ground pool

Enclosed garden mainly to lawn

About the co-ownership: Number of lots: 30

Estimated annual management costs: €1,400

All measurements are approximate

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Co-owned building of 1 units

Provisional annual charges: 1400€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 950 EUR

Taxe habitation: EUR

## NOTES