

Modern 4-Bedroom Villa with Spacious Garden, Views & Development Potential – Near Jegun, Gers (32)



INFORMATION

Town:	Jegun
Department:	Gers
Bed:	4
Bath:	2
Floor:	156.05 m2
Plot Size:	5032 m2

IN BRIEF

This bright and well-maintained single-storey villa is located just 2km from the charming village of Jegun in the Gers (32). Set in a peaceful countryside location, the property offers over 5000m² of enclosed, landscaped gardens, lovely views, and the possibility to build at the rear of the plot (subject to planning permission).

A fantastic opportunity for a family home, holiday retreat, or even investment project, this house is ready to move into and enjoy immediately.

Main Features:

Living space: Approx. 140m²

Plot size: Just over 5000m² (with potential for future development)

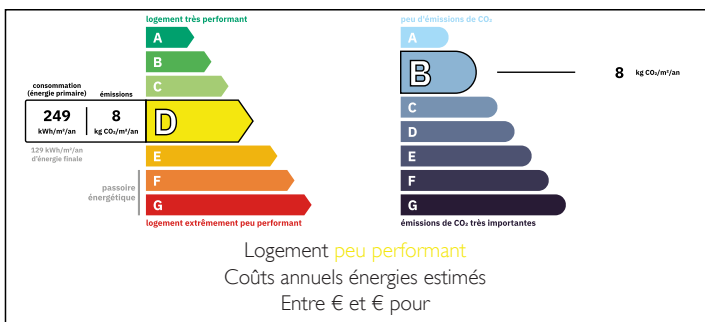
Bedrooms: 4 spacious bedrooms

Bathrooms: Family bathroom + shower room

Heating: Wood burner, pellet burner & reversible air conditioning

Extras: Above-ground pool, terraces, orchard, and vegetable garden

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

INTERIOR LAYOUT:

Entrance hall (6.5m²) – Welcoming and practical

Fully fitted kitchen (23.5m²) – With tiled floors, wood burner, and patio doors leading to the terrace and garden

Living/dining room (35m²) – Bright and spacious with pellet burner, reversible air conditioning, and direct access to the terrace

4 bedrooms – (16.5m², 13.5m², 11m², 9m²), the master bedroom features reversible air conditioning

Family bathroom (8m²) – Large walk-in shower, sink, WC, towel heater and window

Shower room (6m²) – With shower, sink, towel heater and WC

Utility room (10m²) – Includes sink, fitted storage, window, and access to the loft

Study/Gym (8m²) – With sliding patio doors to the garden

EXTERIOR Highlights:

The beautifully maintained garden is mostly laid to lawn with mature trees, colourful shrubs, an orchard, and a vegetable patch. Several terraces provide the perfect spot to enjoy al fresco dining or take in the panoramic countryside views.

Above-ground pool – Ideal for cooling off in the long Gersois summers with new pool liner added this summer

Carport for 2 cars + ample driveway parking

2 garden sheds – Great for storage or DIY

Possibility to divide and build (subject to planning permission)

LIFESTYLE & LOCAL Attractions:

Nestled in the heart of Gascony, this area is rich in culture, gastronomy, and natural beauty.

LOCAL TAXES

Taxe foncière: 1235 EUR

Taxe habitation: EUR

NOTES