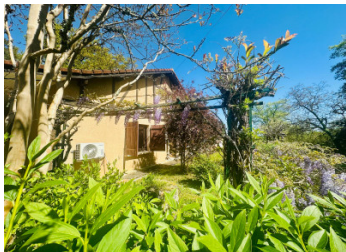


Detached house with Panoramic Views – 4 Beds, 3 Baths, 5498m Land, Near Aignan



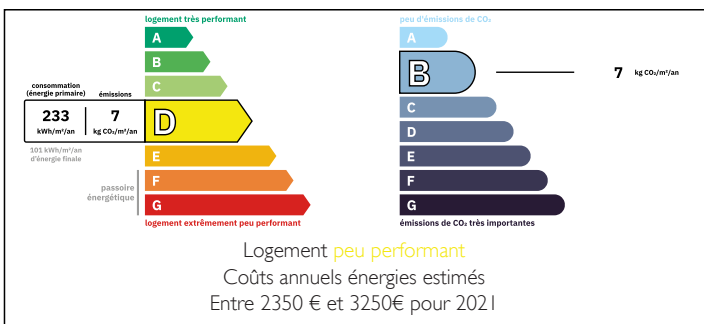
INFORMATION

Town:	Bouzon-Gellenave
Department:	Gers
Bed:	4
Bath:	3
Floor:	169 m ²
Plot Size:	5498 m ²

IN BRIEF

This delightful detached traditional house near Aignan, 32, offers a peaceful escape surrounded by stunning countryside views. With 169m² of habitable space, it features 4 bedrooms, 3 bathrooms, and 2 reception rooms, making it perfect for families or those seeking a spacious country retreat. The property sits on 5498m² of land, offering ample space for gardening, outdoor leisure, or future developments. A first-floor terrace provides the ideal spot to enjoy the panoramic views, while the two garages offer plenty of storage or potential for conversion. Located near the charming village of Aignan and within easy reach of airports and local attractions, this property is perfect for those looking for tranquility without sacrificing convenience. The property is ideal for both residential living and potential business opportunities.

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

Location:

Nestled in the tranquil countryside near the picturesque village of Aignan, this charming detached house offers an exceptional living experience. Boasting 169m² of habitable space, this home combines traditional French charm with modern potential. Surrounded by lush fields and rolling hills, the property benefits from panoramic views over the breathtaking Gascony landscape. This peaceful setting offers the perfect blend of privacy and proximity to amenities, with the village of Aignan just a short drive away and larger towns like Marciac and Auch easily accessible. The property is well-connected by road, and airports such as Toulouse-Blagnac (1.5 hours) and Pau Pyrénées (1 hour) are within a reasonable distance for international travel.

Grounds and Exterior:

The house sits on a generous plot of 5498m², providing plenty of space for a variety of uses. Whether you wish to expand the gardens, create a vegetable patch, this property offers endless possibilities. The land is gently sloping, ideal for creating a relaxing outdoor haven or a pool area to take advantage of the sunny climate. There is a large space for developing in to a great studio or independent annexe as it has its own entrance. The two garages provide secure storage and offer the option to be converted into additional living spaces or workshops. The large first-floor terrace is a great feature, providing magnificent views of the surrounding countryside—a perfect spot for outdoor dining, relaxing with a book, or simply enjoying the sunset.

House Layout and Interior:

The property is spread over...

LOCAL TAXES

Taxe foncière: 612 EUR

Taxe habitation: EUR

NOTES