

Charming three/four bedroom village house with courtyard and garden



INFORMATION

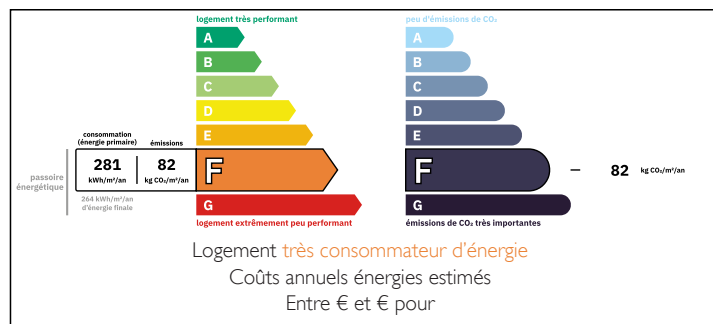
Town:	Campagne-d'Armagnac
Department:	Gers
Bed:	3
Bath:	2
Floor:	185.9 m2
Plot Size:	593 m2

IN BRIEF

Nestled in the heart of the charming village of Campagne d'Armagnac in the Gers, this inviting property blends traditional charm with modern comforts. The spacious interior features a lounge with pompe à chaleur, a dining room, kitchen, and four comfortable bedrooms, and 2 shower rooms. A Juliet balcony at the front and another balcony overlooking the courtyard provide tranquil outdoor spaces. Additional features include a workshop, store room, and a versatile room ideal for a home office or craft space. Oil central heating ensures year-round comfort. The front garden, adorned with roses and border plants, leads to a large rear garden with a greenhouse, offering both beauty and potential for outdoor living. Conveniently located, this property is a short drive from key towns of Eauze and Nogaro with all amenities and attractions.

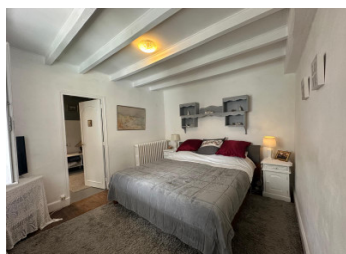


ENERGY - DPE



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: 1055 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the picturesque village of Campagne d'Armagnac, this delightful property offers a harmonious blend of comfort, space, and traditional charm, making it a perfect retreat in the heart of the Gers region. As you step inside, you'll immediately notice the spacious layout and thoughtful design. The lounge is airy and bright, featuring a modern pompe à chaleur heating system that ensures efficient temperature control throughout the room. The dining room offers ample space for family gatherings or entertaining guests, while the fully equipped kitchen provides all the amenities needed for day-to-day living.

This home boasts three generously sized bedrooms, a large landing with a Juliet balcony at the front offers views over the quiet village. A second balcony overlooking the charming courtyard is perfect for enjoying peaceful outdoor moments.

For those with a creative or practical side, the property also includes a workshop and store room, providing ample space for hobbies, storage, or even potential for a small business. Additionally, a further room is accessible from the balcony, offering the perfect setting for a home office, art studio, or craft room.

Oil central heating throughout the property ensures comfort in all seasons, while the well-maintained garden offers a lovely escape. The front garden features vibrant roses and neatly planted borders, creating a welcoming atmosphere. To the rear, a large lawned garden provides a peaceful setting for outdoor activities or relaxation, with a greenhouse ideal for gardening enthusiasts.

This property comprises of
Lounge 23m²
Dining room 16m²
Fitted Kitchen 14m²
Bedrooms...