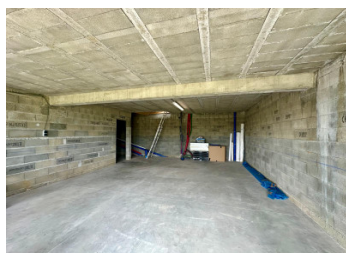


CONTEMPORARY BUILD TO COMPLETE IN PRETTY VILLAGE LOCATION CLOSE TO ALL AMENITIES



INFORMATION

Town:	Lagraulet-du-Gers
Department:	Gers
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2570 m2



ENERGY - DPE

DPE not required.

IN BRIEF

This individual architect designed villa will entice any keen amateur or professional to create their own contemporary home with the added possibility of separate independent living spaces. Currently open space in living modules over 2 floors with aluminium joinery, quality windows and doors with Wifi operated electric shutters, 120mm insulated steel panel roofing and premium polished concrete floors. An additional building sits within the elevated grounds with private driveway and parking for several cars. Permission granted for a swimming pool and large wrap around garden with magnificent 180 degree views.

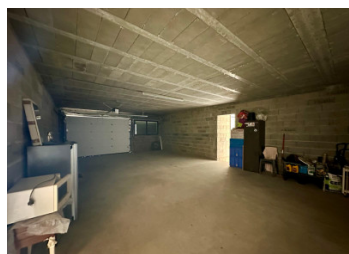
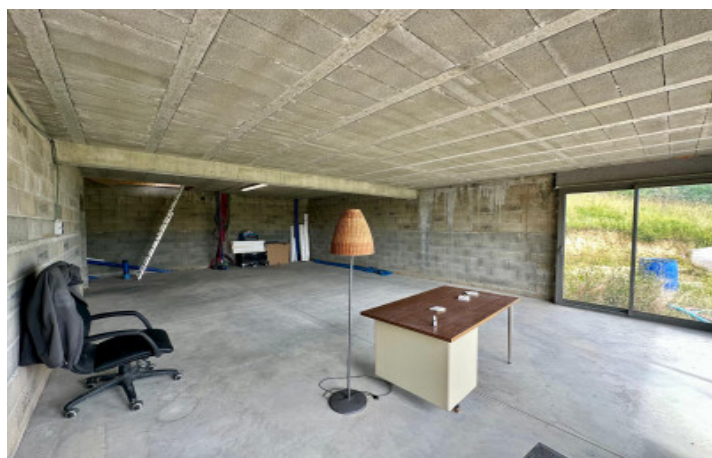
This part build offers a unique opportunity to create a fully modernised home within a traditional village location where schools, shops bakery, hotel and even a waterpark are less than 2km away!

Historic market town Eauze 10km, Gondrin 2km, Condom 17km

Airports: Toulouse 130km Bordeaux 150km ...

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 habitation: EUR

NOTES

DESCRIPTION

Architect-Designed Villa – 170m² + 200m² + 35m²
Magnificent contemporary villa designed by an architect (2022 – RT2012 standard), Located in the village of Lagraulet-du-Gers (32).

Breathtaking, open views over the countryside and the Pyrenees mountains (180°).

Watertight and airtight, ready to be finished to your taste!

Aluminium joinery + Wi-Fi-connected electric shutters.

120 mm insulated steel panel roofing.

Floors finished in polished helicopter concrete.

SEMI-UNDERGROUND BASEMENT composed of 3 interconnected modules:

Module 1 – 76 m²

insulated sectional garage door (370W x 305H)

Ceiling height: 3.50 m

Module 2 – 58 m²

Electric insulated sectional garage door (320W x 220H)

Ceiling height: 2.60 m

Module 3 – 56 m²

Entrance door + 2 large aluminium bay windows with Wi-Fi electric shutters

These spaces are versatile: offices, workshops, studios, bedrooms – tailor them to your needs.

UPPER FLOOR – 170 m² living space

30 m² of terraces (balcony for bedrooms + terrace for living room/kitchen with garden access)

Fully open-plan and ready to be customize

REMAINING WORK TO COMPLETE:

External insulation + cladding or render

Electrical system, plumbing, interior partitions

Ceiling + insulation (materials provided)

Kitchen, bathrooms

Wastewater treatment system