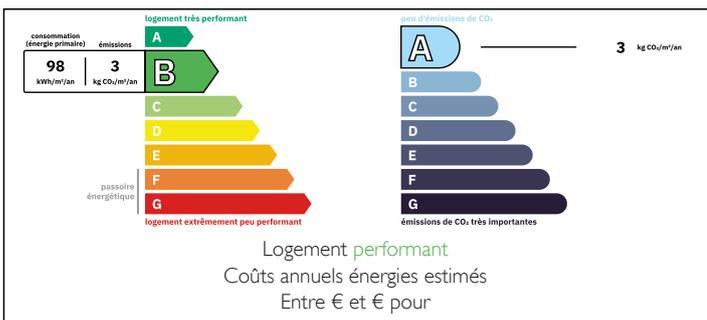


UNDER OFFER 3 Bed family House with Hangar, Double Garage, Garden and Views, edge of village location

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Aignan
Department:	Gers
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	6187 m2

IN BRIEF

Situated on the edge of the peaceful village near Aignan in the heart of Gers, this detached 3-bedroom house built in 2007 combines modern energy efficiency with traditional charm. Fully double glazed and insulated, the property features solar panels, geothermal heating, and reversible air conditioning for comfort. On the ground floor is a spacious bedroom with ensuite bathroom; upstairs are two further good-size bedrooms, a shower room, and a store room – ideal for family living. Attached is a double garage, and set beside the house is a large hangar capable of housing a motorhome and electricity points.

The grounds are largely enclosed and laid mainly to lawn, with a sweeping gravel driveway providing ample parking. You'll find an orchard, vegetable patch, and terraces at both front and rear to enjoy far-reaching views over the beautiful Gers countryside. There's...

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

Perfectly-placed for both tranquility and accessibility, this property lies within a short drive of local amenities and the charming market towns around Aignan. It is conveniently located for regional airports (Toulouse, Pau, Bordeaux), and within reach of the Atlantic coast, the Spanish border, and the Pyrenees mountains – ideal for travel, weekend escapes or second home potential.

A high-quality family home, sustainable, spacious and serene: this property represents excellent value for those seeking countryside lifestyle with modern comfort in the Gers.

This property briefly comprises of:

FIRST FLOOR

ENTRANCE 9m²

BEDROOM 14m² with patio doors opening to front terrace and door to WITH ENSUITE BATHROOM 6.5m² with bath, walk in shower, sink, WC, towel heater

OFFICE 7m²

WC 2.5m²

LOUNGE 39m²

KITCHEN/DINING ROOM 25m² spacious bespoke fitted kitchen with ash doors

UTILITY 7.5m² with fitted units, sink and door to boiler room 4m²

FIRST FLOOR

SHOWER ROOM 4m² with shower, sink, WC, full height storage, towel heater

2 BEDROOMS 12.5m² and 12m²

STOREROOM

ATTACHED DOUBLE GARAGE 41m² with concrete floor, electricity, fitted units, double doors for access

EXTERIOR

Mainly laid to lawn with a sweeping gravel driveway offering ample parking, an orchard, vegetable patch,

LOCAL TAXES

Taxe foncière: 1141 EUR

Taxe habitation: EUR

NOTES