

Ref: A40274SAT32

Price: 299 000 EUR

agency fees to be paid by the seller

# ENERGY EFFICIENT 3 Bed family House with Hangar, Double Garage, Garden and Views, edge of village location



# INFORMATION

Town: Aignan

Department: Gers

Bed: 3

Bath: 2

Floor: 137 m2

Plot Size: 6187 m2











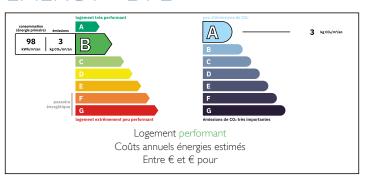


# IN BRIEF

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...

## ENERGY - DPE



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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.



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### LOCAL TAXES

Taxe foncière: 1141 EUR

Taxe habitation: EUR

# **NOTES**

## 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,

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