

Charming 4-Bed Character Townhouse with Modern Comforts – Centre of Gabarret

EXCLUSIVE

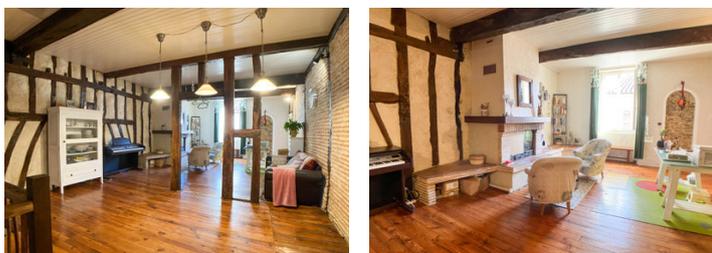


INFORMATION

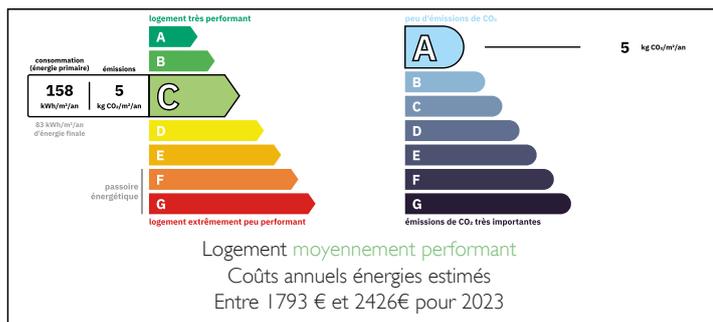
Town:	Gabarret
Department:	Landes
Bed:	4
Bath:	2
Floor:	160 m ²
Plot Size:	10 m ²

IN BRIEF

A beautifully presented 160 m² period townhouse dating from around 1800, perfectly positioned in the vibrant centre of Gabarret. Offering a generous open-plan living space, 4 bedrooms, restored original features and an impressive range of modern energy-efficient upgrades including heat pump, double glazing and photovoltaic panels, this is an ideal home for year-round living or as a low-maintenance holiday retreat.



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

Set in the very heart of Gabarret, this delightful townhouse blends the warmth and charm of a heritage property with the practicality of modern enhancements. Spacious, light-filled interiors, excellent energy performance (C rating), and the potential to convert the attic make this a versatile and appealing home in one of the region's most sought-after small towns.

Ground Floor:

Welcoming living room (22m²)
Kitchen (8m²)
Laundry room (7m²)
Three comfortable bedrooms (10m², 11m², 17m²)
Shower room with WC (2.7m²)
Courtyard (5 m²) with independent entrance

First Floor:

Superb open-plan living area filled with natural light (40m²)
Wood-burning stove creating a cosy focal point
Beautifully restored colombage walls and original timbers
Fitted kitchen (16m²)
Fourth bedroom (15m²)
Bathroom (11.5m²)
Separate WC

Attic:

Convertible space (70m²) offering excellent potential for future expansion and roof terrace

Exterior

A small, easy-to-maintain courtyard at the rear provides with an independent back entrance offers added privacy and flexibility.

Location:

LOCAL TAXES

Taxe habitation: EUR

NOTES