

## Spacious 5-Bedroom Village Home with Pool, Terraces & 5,000m Garden in the Heart of Gascony.



## INFORMATION

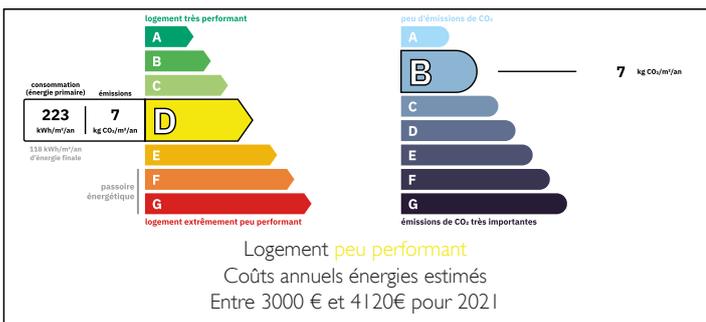
Town:	Campagne-d'Armagnac
Department:	Gers
Bed:	5
Bath:	3
Floor:	196 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>



## IN BRIEF

Set in a peaceful village surrounded by vineyards and historic châteaux, this impressive 196m<sup>2</sup> five-bedroom home offers generous living space, beautifully landscaped and fully enclosed grounds of approximately 5,000m<sup>2</sup>, a large swimming pool, multiple terraces and excellent rental or family-living potential. Ideally located between the popular market towns of Éauze and Nogaro, the property combines tranquillity with easy access to amenities, making it an ideal permanent residence, holiday home or investment opportunity in Gascony.

## 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

Built in 1978, this well-proportioned property is arranged over two floors and offers light-filled, flexible accommodation throughout.

Ground Floor:

The home is entered via a tiled entrance hall leading into a striking open-plan living and dining area with a double-height ceiling and views up to the mezzanine level, creating an impressive sense of space (60m<sup>2</sup>). A large wood-burning stove provides warmth and character.

The generous kitchen features an eat-in breakfast bar and French doors opening directly onto a terrace and outdoor BBQ area — ideal for al fresco dining. A large utility and laundry room (8.5m<sup>2</sup>) adds practical convenience.

A separate corridor leads to:

Three ground-floor bedrooms (15m<sup>2</sup>, 13m<sup>2</sup> & 12m<sup>2</sup>), each with exterior doors opening onto terraces or the pool area

A family bathroom with bath and separate shower (7m<sup>2</sup>)

A separate WC

First Floor:

Overlooking the main living space, the mezzanine level provides an open-plan office (10.5m<sup>2</sup>) and sitting area (10m<sup>2</sup>), perfect for working from home or a quiet reading space. French doors open onto two large roof terraces (32m<sup>2</sup> & 15m<sup>2</sup>).

Bedroom 4 (10.5m<sup>2</sup>) enjoys double-aspect windows overlooking the front of the house en-suite shower room (3.5m<sup>2</sup>)

Bedroom 5 (15m<sup>2</sup>) benefits from an en-suite

## LOCAL TAXES

Taxe foncière: 2213 EUR

Taxe habitation: EUR

## NOTES