

Stunning village house, perfect for a large family or for those looking for somewhere with income potential.



INFORMATION

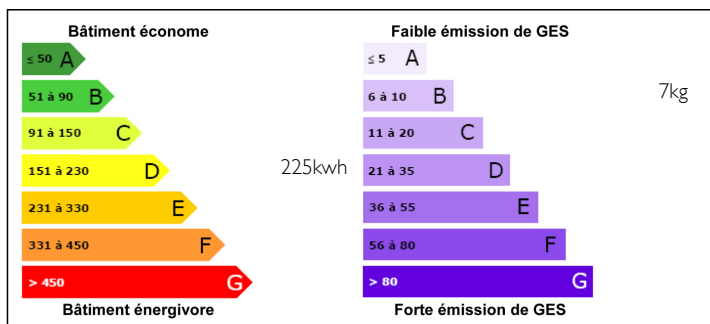
Town:	Castéra-Verduzan
Department:	Gers
Bed:	7
Bath:	5
Floor:	282 m2
Plot Size:	596 m2

IN BRIEF

A beautifully renovated home in the heart of the village of Rejaumont, equidistant between Castéra-Verduzan and Fleurance (12kms), with an enclosed courtyard garden. Originally 2 houses, this would suit a large family or someone looking for a place with income potential. With nice high ceilings and lots of light flooding in, this house needs to be seen especially at this price!



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.



LOCAL TAXES

Taxe foncière: 1746 EUR

NOTES

DESCRIPTION

House 1:

Ground floor has a brand new kitchen, office and sitting / dining room.

The sitting room has 3 patio doors out onto the terrace & courtyard garden. A beautiful staircase up to the first floor where you find 3 bedrooms and family bathroom.

There is access from each floor to House 2:

Through the front door into the entrance hall, tiled throughout the ground floor, with an impressive stairway, to the left is a room currently used as a dining room. There is also a ground floor bedroom with ensuite bathroom with a door out to the side garden.

From the entrance hall there is a double door out to the undercover terrace.

On the 1st floor are 2 bedrooms with ensuite shower rooms and another large bedroom with ensuite bathroom. Parquet flooring throughout.

Outside is a private courtyard garden, with a garage to the left with roadside access as well, and a utility room off the undercover terrace and around the side is a small storeroom.

This property has a view across a meadow which has a separate access. The land has a current CU on it and is available to buy separately. Please enquire, if interested.

Location:

Rejaumont is a lovely village between Agen and Auch.

Castera-Verduan has a spa, activity lake with beach and restaurants.

Nearest shopping is Fleurance and then you have Lectoure too.

Airports : Toulouse 1h30

Trains : Agen 30 mins

The Gers is a lovely department with rolling hills, villages and bastides with views of the Pyrenees, oh and...