

Two houses in the centre of Cazaubon, Gers (32) with terraces, garden, Pyrenees views and outbuildings

EXCLUSIVE

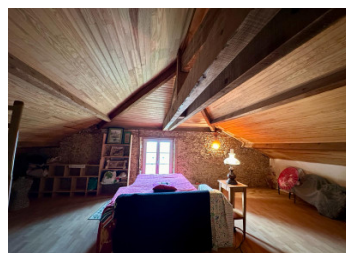


INFORMATION

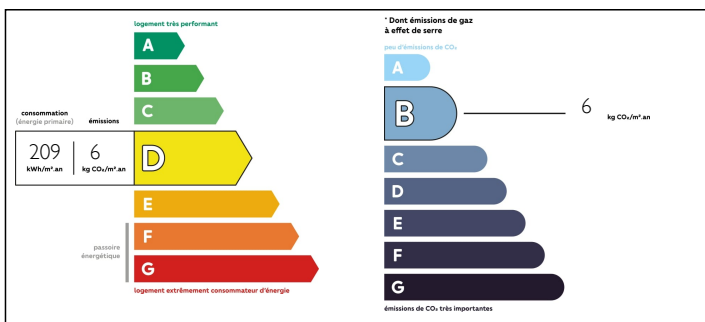
Town:	Cazaubon
Department:	Gers
Bed:	5
Bath:	3
Floor:	203 m2
Plot Size:	988 m2

IN BRIEF

Two houses ideally located in walking distance to all amenities can be found in the centre of the charming town of Cazaubon. Both are habitable. The first larger property is comprised over three floors and requires work to complete. The second smaller house comprised over two floors is fully renovated. This ensemble offers great flexibility; A large house to complete whilst renting out the second house Great family accommodation for a large or extended family to live in both houses. Investment opportunity - rent out both houses Cazaubon is a pretty town with all amenities; not far from the Camino de Santiago trail, Nogaro with the Paul Armagnac race circuit and Barbotan Les Thermes, Lac L'Uby with new amenities, the weekly market offering BIO local produce and the Thermal Spa. International airports of Bordeaux (1hr 35mins) and Toulouse (2hrs), Spain (2hr25mins) Ski 2hrs, Atlantic Coast (1hr40mins).



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: 2077 EUR

NOTES

DESCRIPTION

Useful points to note: the roof is insulated and both houses are fully double glazed each having it's own electric board.

The FIRST HOUSE comprises of:

GROUND FLOOR

Entrance 13m2 with tomette floor tiles

Store 6m2

Store 4.5m2

Bathroom 5m2 with shower, toilet, sink with side room of 5.6m2

Kitchen 18m2 fitted base units, 2 windows serving area to dining room

Dining room 17m2 with 2 windows and wood burner

Sitting room 16.5m2 with tomette floor tiles, ancient sink feature, 2 windows and open fireplace

Room 22m2 tomette floor tiles housing the ancient bread oven with storage to side and rear

FIRST FLOOR

Bedroom 8m2 with 2 windows and beamed ceiling

Bedroom 13m2 with window, fitted storage and door to bathroom

Bathroom 4m2 with shower, sink, water tank, heated towel rail and sanibroyeur loo

Room 34m2 with half timbered walls and wooden floor window with south facing view to garden and countryside and hot water tank

Room 4m2

SECOND FLOOR

This floor could be finished as an impressive master suite or as an independent apartment and comprises of the following:

Room 34m2 with half timbered walls and velux window and window

Room 21m2 with beams, insulation and wooden floor

Bedroom 25.5m2 half timbered walls, beams, laminate floor, window with garden view and loo

The SECOND HOUSE comprises of: