

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



3



3



1,9 h



235m2



NO



Ref : 99344

€ 695,000

Agency fees included and paid by vendor

Paradise in the Vines

Here, coming home feels effortless. This exceptionally energy-efficient home with an A rating offers a rare blend of peace, open views and everyday comfort. A property for those who value quality without compromise. Wake up to wide, calming vistas and natural surroundings. Peace and space define daily life, with beautiful walks starting directly from your doorstep – ideal for dog lovers and nature enthusiasts alike. During the day, the house invites you to slow down and enjoy light-filled rooms, warm materials and a welcoming atmosphere throughout. The spacious kitchen is the heart of the home, made for long, relaxed evenings of cooking, dining and conversation. There are also inviting reading and sitting rooms, perfect for quiet moments with a book or a glass of wine. Combining charm, comfort and outstanding energy performance, this is a home where everything feels just right. If you are searching for a perfectly maintained property offering tranquillity, views and a high level of comfort, this may be the place for you.....

Sewage system – new septic tank

Heating – heat pump and wood

Taxe Foncière – not yet known *

Distance airport – 1 hr 45 minutes

Basic amenities – 7 minutes

DPE/GES – A50/A2

- **Beautifully presented**
- **Fully renovated in last four years**
- **Space and plumbing for a pool**
- **Fully fenced with house in the middle of the plot**
- **Stunning views**

Location: Department Gers (32), International Airport at 1 hr 45 mins. Shops and services less than 7kms away.

Access: Rural setting, surrounded by vines. Set on a dead-end road only serving one other house

Interior: 235m²

Ground floor

- Entrance open to salon and library (60,2m²) with travertine floors, three windows and ceiling heights of 2,34m and 3,75m
- TV snug (16,8m²) with woodburning stove and mountain views
- Kitchen/diner (42m²) fully fitted, central island, wood burner, floor to ceiling glass doors to garden
- Laundry room (7,35m²) with beams and door to garden
- Shower room (4,4m²) with walk-in shower, sink and WC
- Bedroom (15,7m²) door to garden
- Bedroom (16,2m²) with garden access, beams and high ceilings
- Second shower room (4,5m²) with walk-in shower, sink and WC

First floor

- Main suite - bedroom (17,5m²) with mountain views and wood flooring,
- private sitting room (24,7m²) and
- shower room (17,5m²) with large walk-in shower, double sinks and WC, with view over the kitchen.

Additional Information:

- Very well maintained
- Very recently renovated
- Fully fenced flat garden with access to greenways
- Fully compliant septic tank
- Plumbing in place for a swimming pool
- Double glazed throughout
- Alarm system in place linked to smoke detectors
- Fibre connected
- Well and fruit trees
- Parking for 3-4 cars
- Large storage shed for garden equipment
- New energy efficient heat pump recently installed
- Exceptional A rating - DPE A50/A2
- As the house has only recently been completed, the taxe foncière is in the process of being calculated.



Comments : Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website: Non contractual document.

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