



## Four-Bedroom Bungalow Disabled Access,

# €300,000

32300, Gers, Occitanie

Ref: AF25973

\* 4 Beds \* 1 Bath \* 155m<sup>2</sup>

Located in the Isle de Noé is this bungalow for sale which also complies with regulations for disabled access. There are 153m<sup>2</sup> of living space including four bedrooms, one of which equipped for disabled access. This family home has 2900m<sup>2</sup> of land. On entering this 2900m<sup>2</sup> property you will fall under...

- DPE1: 163 DPE2: 5 Number of rooms: 7

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**French Entrée** 

## Property Description

Located in the Isle de Noé is this bungalow for sale which also complies with regulations for disabled access. There are 153m<sup>2</sup> of living space including four bedrooms, one of which equipped for disabled access. This family home has 2900m<sup>2</sup> of land.

On entering this 2900m<sup>2</sup> property you will fall under the spell of the pretty, tree-filled garden.

Constructed in 1968 and renovated and extended in 2013 by professionals with disabled access added, the property has heat pump reversible heating, exterior insulation on the most recent part and a micro-station individual sewage system up to current regulations at publication.

You enter this home by a charming, 18m<sup>2</sup> conservatory with, to your right, the main space of the house consisting of an 18m<sup>2</sup> dining room and 10m<sup>2</sup> open kitchen. Continuing on from the dining room is the 17m<sup>2</sup> sitting room with private, fenced terrace of 8m<sup>2</sup>. A 4.5m<sup>2</sup> passageway leads to two bedrooms (10m<sup>2</sup> & 11m<sup>2</sup>).

You will have at your disposal a 5m<sup>2</sup> washroom and separate toilet (2.3m<sup>2</sup>) complying with disabled access regulations.

Back to the conservatory and the second bedroom offering 20m<sup>2</sup> of space, with full disabled access, and a 9m<sup>2</sup> bedroom with 7m<sup>2</sup> walk-in wardrobe.

The disabled access room has a sliding door to the north facing terrace.

This modern home is equipped to house a person of reduced mobility: ground floor bedroom, ceiling-fixed transport rail with flail for moving from bed to toilet and bathroom.

The west facade has exterior insulation.

The pretty garden is entirely fenced and has an automated gate. There is a 36m<sup>2</sup> storage building and a 13.5m<sup>2</sup> garden shed.

The roof has a recently laid tile covering. The roof framework is traditional in the older part of the house with trusses on the newer part. Windows are PVC and aluminium framed. Heating is provided by an air-water heat pump system as well as a wood burner. The property is served by an individual sewage system up to current regulations at publication.

The diagnostic survey is currently being carried out.

This splendid home is 25 mins southwest of Auch, 1h north of Tarbes, 30 mins from Marciac, 1h15 from Toulouse airport, 1h30 from Toulouse, 1h10 from Tarbes airport, 1h40 from skiing and from Spain, 2h30 from the Atlantic coast and 3h30 from the Mediterranean coast.

# Gallery

