



## Little Paradise in the GERS,

32120, Mauvezin, Gers, Occitanie

€450,000

Ref: LP69172

\* Available \* 4 Beds \* 1 Bath

Situated in the south west of France in the beautiful Gers department, just minutes from a town with all amenities, restaurants and schools. Charming stone property of 195 m<sup>2</sup>, located on its land of ...

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**French Entrée** 



## Property Description

Situated in the south west of France in the beautiful Gers department, just minutes from a town with all amenities, restaurants and schools. Charming stone property of 195 m<sup>2</sup>, located on its land of 4462 m<sup>2</sup>. Original features and well maintained over the years. Boasting a swimming pool located in the magnificent fully cultivated park, with romantic flowery corners and a large area for children. Being a single storey property it is ideal for all ages. With a garage, a shed and a wine cellar, this makes it the ideal place for those seeking privacy and calm. A property not to be missed! Region: Gers Department (32), International Airport 50 min. Shops and services 3 and 9 minutes away. Location: Rural environment, surrounded by agricultural land. Located on a dead end road serving only one other house. Layout: Total 195 m<sup>2</sup> Ground floor: o Entrance tiled floor exposed stone o Living room 48 m<sup>2</sup> tiled floor fireplace with wood stove exposed beams o Kitchen - 19 m<sup>2</sup> tiled floor fitted and equipped o Dining room 27.5 m<sup>2</sup> tiled floor half-timbered, exposed stones and beams, sliding bay windows opening onto the garden Bedroom 1 19.5 m<sup>2</sup>, parquet Bedroom 2 16.5 m<sup>2</sup>, parquet Bedroom 3 12.5 m<sup>2</sup>, half-timbered, exposed stones and beams o Bedroom 4/office 14 m<sup>2</sup> with door opening onto private terrace and access to the garden Bedroom 5 without window but possible to create o separate WC Bathroom 8.7 m<sup>2</sup> with shower and double sink Garage and boiler room Condition: o In good condition - very well maintained o Roof of the house partially redone in 2012 o Roof of the shed completely redone in 2012 o Well insulated o Double glazing throughout o Heated by wood stove in the living room and oil central heating with radiator o The sanitation is in working order but not is more compliant with the latest rules and a buyer should budget to install a new system. Additional information: ? Shed for three cars - 100 m<sup>2</sup> ? Wine cellar ? Annual property tax 1147 euros ? Wood storage at the end of the garden ? Mature garden with fruit trees and well (4462 m<sup>2</sup>) ? Swimming pool 11.5 x 5.5 m ( from 2002), reinforced liner? Good internet and soon fiber? Possibilities of extension into the attic Comments: Our properties have been carefully selected for their location, their character and their charm. Our descriptions correspond to reality so as not to waste your precious time. Exact location is available upon request, after sending us your requirements, contact details and acknowledgment of our commission rights. Do not hesitate to consult our website to discover all of our properties: [lomagne-properties.com](http://lomagne-properties.com). 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 Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) (C. envir., art. R. 125-25, I). Non-contractual document. LOMAGNE PROPERTIES EURL Resi Limbeek - Commercial Agent - Réseau Expertimo Representative - RSAC 529 658 072 Montauban - 0033 (0) 7.60.85.21.76 - [www.lomagne-properties.com](http://www.lomagne-properties.com)



## Gallery

