LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# RENOVATED MAISON DE MAÎTRE WITH FOUR BEDROOMS, TWO HECTARES AND OUTBUILDINGS, WALKING DISTANCE TO EAUZE

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A48554NJD32 |
| PRICE | € 569,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 4 |
| BATHROOM | 2 |
| ACCOMMODATION | 262 m² |
| LAND | 20000 m² |
| TOWN | Eauze |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | |
| FEATURES | Mains drainage, Garage, Private parking |

*Price based on current exchange rate which is subject to change





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- Walk to shops, restaurants and market
- Private setting in two hectares
- Four bedrooms plus a separate study
- Garage, covered parking and outbuildings
- DPE C, fibre and mains drainage

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Set within two hectares of mature grounds, this renovated maison de maître offers privacy and countryside views within walking distance of Eauze. Approximately 263 m² of accommodation includes three reception rooms, a study and four bedrooms, including a principal suite. Terraces, a pond, an attached garage and a separate hangar



# DESCRIPTION

Approached by a private driveway and screened from the road, this renovated maison de maître stands in two hectares of grounds, with mature trees and views over the surrounding countryside. Shops, restaurants and Eauze's weekly market are within walking distance.

The house

Offering approximately 263 m² of habitable space, the house retains its character through exposed beams, fireplaces and original cupboards. All room sizes below are approximate.

A welcoming entrance hall of 19 m² leads to three generous reception rooms: a main living room of 36 m² with a wood-burning stove, a separate sitting room of 28 m² and a dining room of 24 m².



The fitted and equipped kitchen of 18 m² opens onto the terrace and garden. A separate study of 13 m², a pantry/utility room with WC and a boiler room complete the ground floor.

A wooden staircase leads to four bedrooms measuring 18, 22, 10 and 18 m². The principal bedroom has a dressing room of 3 m² and a private shower room of 7 m². A family bathroom of 12 m², a landing and further storage complete the first floor.

Grounds and outbuildings

The two-hectare grounds combine garden, meadow and mature trees, with a pond adding interest. The land is suitable for a swimming pool. A terrace with a metal pergola and an enclosed courtyard provide inviting spaces for outdoor dining and relaxation.



The attached garage, approximately 27 m², has a room of similar size above it, offering potential for an additional bedroom, sitting ro...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48554NJD32

COMPLETE FILE AND PHOTO ON REQUEST

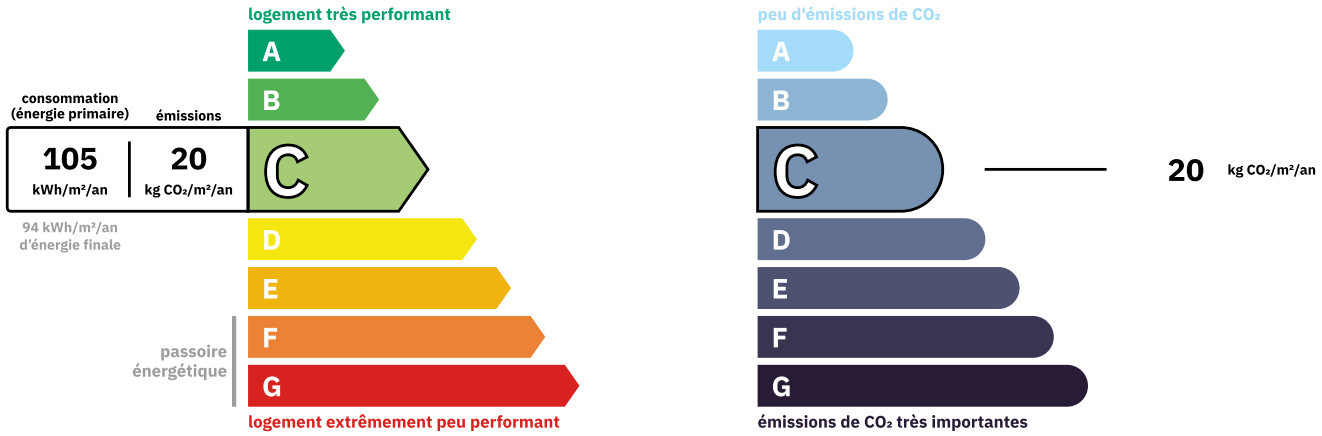
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Moderatly efficient
Estimated annual energy costs
between 2670 € and 3700€ for 2023

# NOTICE

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# CONTACT

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