



## Belle maison individuelle et familiale de plain pied, avec jardin spacieux et sous-sol : gros potentiel



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 165,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Mont-de-Marsan
Cap:	40000
Publicato:	09/07/2024

### Descrizione:

Isabelle BOULET-MAGNE offers in the Gers, on the edge of the Landes, 30 minutes from Mont de Marsan, this detached house on one level of the years 1968. It is located at the exit of the village. Family house with a beautiful fenced garden of 3,980 m<sup>2</sup>, spacious for your various pool projects, vegetable gardens, playground, or possibility to sell a building lot with sanitation connected to the city.

This detached house consists of:

an entrance with marble tiles, serving: three bedrooms:

The first, about 13.31 m<sup>2</sup> then 13.45 m are with French window facing south.

The third of about 15.07m<sup>2</sup>, is with a window and large closet.

All rooms are with solid oak flooring, and radiators.

A spacious bathroom with bath, sink, bidet that can be turned into a shower. Its surface of about 7.71 m<sup>2</sup> offers any modernization project.

The toilet is separate and with lava hand.

A beautiful open living room of about 44m<sup>2</sup>, bright by its SOUTH exposure, and its 4 French doors. Equipped with a central fireplace, with a dining room and a living room, all overlooking a tiled terrace. This dining/living room has a beautiful solid oak floor.

A kitchen of about 16.55 m<sup>2</sup> in solid oak with many worktops. It is equipped with a gas hob, fridge/freezer, oven. Very functional, it overlooks the dining room, then the veranda.

The veranda with an area of about 33m<sup>2</sup> has a radiator for winter periods and is closed by sliding



aluminum windows. Facing west it is very bright, and with a door overlooking the park. In the basement: a garage of about 30m<sup>2</sup>, with oil boiler, water tap and outlet for machine. A cellar of about 7m<sup>2</sup>. On the other side, a corridor serves 2 additional bedrooms of about 8.67 m<sup>2</sup> and 15.70 m<sup>2</sup> with windows and water cabinet each of about 1.50m<sup>2</sup>.

This house is family friendly and ideal to receive children, grandchildren, or friends. Come visit it without delay. Very rare quiet near Mont de Marsan.

Costruito: 1968

## Comune

Camere da letto: 3  
Bagni: 1  
Finito piedi quadrati: 136 mq  
Dimensione del lotto: 3980 mq

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 293

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T568910/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T568910/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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