



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



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: EUR 165,000

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Mont-de-Marsan
ZIP code: 40000
Posted: Jul 09, 2024

Description:

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 m², 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 m² then 13.45 m are with French window facing south.

The third of about 15.07m², 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 m² offers any modernization project.

The toilet is separate and with lava hand.

A beautiful open living room of about 44m², 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 m² 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 33m² 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 30m², with oil boiler, water tap and outlet for machine. A cellar of about 7m². On the other side, a corridor serves 2 additional bedrooms of about 8.67 m² and 15.70 m² with windows and water cabinet each of about 1.50m².

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.

Built: 1968

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 136 sq m
Lot Size: 3980 sq m

Room details

Total rooms: 6

Energy efficiency

Energy Use (kWh/m²/year): 293

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/AGHX-T568910/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 1334168

