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## Contemporary Villa, Orchard & Forest

**369 000 €** [ Gebühren an den Verkäufer ]

- Referenz : AF26829
- Zimmeranzahl : 6
- Schlafzimmeranzahl : 4
- Wohnfläche : 182 m<sup>2</sup>
- Grundstücksfläche : 6 900 m<sup>2</sup>
- Grundsteuer : 1 600 €



Between Riscle and Madiran, this large house (built in 2003, 182m<sup>2</sup>) set on 6,900m<sup>2</sup> of landscaped grounds (including an orchard and a small forest), offers: a sitting/dining room with fireplace, open kitchen, four bedrooms (two of which ground floor), a study, bathroom, washroom, two toilets and a two-vehicle garage.

Located in a pretty village of the Gers, renowned for its gastronomy and wines, this house has dynamic architecture, in the form of a "Y", and is in a quiet area close to schools and school transport.

The entrance of the property is via a tarmac courtyard and you will immediately adore the elegance design of this home. The Provence cypress trees welcome you with distinction, whilst the southern facade, adorned with columns and a central tower, add an undeniable charm. The roof, with its southern-style tiles, also had much character to this unique villa.

The main door opens to the grand entrance with sober and uniform flooring and where a spacious cupboard facilitates your daily needs.

The white walls and the careful decoration create a welcoming ambiance with plentiful natural light. The circulation between the spaces is fluid allowing ground floor habitation. Patio doors access the covered terrace, ideal for enjoying fine weather.

The main living space comprises a dining and sitting areas (43.15m<sup>2</sup>) and has plentiful natural light. The living room benefits from a double-face central fireplace and visible beams, adding a cosy and authentic touch.

Passing under a charming vaulted ceiling, you discover the 26.27m<sup>2</sup> kitchen, the veritable master room of the

house with quality furnishings, integrated equipment, white and natural wood colours and a central workspace.

A corridor from the kitchen leads to the 6.22m<sup>2</sup> larder, both practical and functional, and the 53m<sup>2</sup> garage, ideal for storage and parking several vehicles.

Continuing on is the 8.97m<sup>2</sup> bathroom, fully equipped with bath, bidet, sink with mirror and towel-dryer radiator for your comfort.

Now for the ground floor sleeping area: the first bedroom is 15.14m<sup>2</sup> and benefits from a view of the garden via its patio door. The parquet flooring adds warmth and the cupboard facilitates storage.

The second bedroom, 15.15m<sup>2</sup>, also has a patio door to the terrace as well as two big storage cupboards. If required, there is an attached walk-in wardrobe.

Back to the entrance and up the stairs to a landing serving a 3.41m<sup>2</sup> washroom, a toilet and a 6.03m<sup>2</sup> study.

Two bedrooms, 11.94m<sup>2</sup> and 12.07m<sup>2</sup>, offer a comfortable space for your friends, children or grand children. There is an open view from each bedroom over the garden and private forest, adding calm and serenity.

Outside, a magnificent covered terrace invites friends and family to this convivial and pleasant space.

The grounds are divided into several carefully planned spaces : the first is the garden with flowers, flowering shrubs and small charming trees (olive, palm, Japanese maple...) perfectly maintained and beautiful in all seasons. You could install a pool to profit from fine weather.

The second section is the orchard which will please food lovers with its fig, cherry, apple, peach, plum and medlar trees...perfect for jams, pies and other delicious delights.

There are several plots to cultivate vegetables as well as two sheds for your garden equipment.

The last section of the land is the private and forest, fully maintained, offering cool shade as well as beautiful trees and a preserved setting where you can observe nature.

Now for several technical details:

The full diagnostic survey of the house is available on request.

Energy efficiency classification: D

The roof covering with its southern-style tiles, typical of the area, add much unique character. Windows are double glazed and equipped with white shutters. There is an air extraction system present.

The insulation benefits from a 2003 "Comfort Plus" classification guaranteeing energy performance.

The heating uses electricity as well as the wood burner in the salon, assuring an agréable comfort.

The chimney was swept recently.

There is a stock of wood in the garden towards the forest, for the wood burner.

There is a 300 litre electric-powered hot water tank.

The centralised air extraction system covers both floors for easy maintenance.

There is a 5000 litre septic tank system up to current regulations and regularly maintained.

This surprising home is only 10 mins from Madiran, less than 20 mins from Aire-sur-Adour, 35 mins from Marciac and its renowned jazz festival, 45 mins from Pau and 35 mins from its airport, 1h from Tarbes for airport and TGV, within reaching distance of skiing and 2h from Biarritz.

**ENERGIEVERBRAUCH : D (192)**

**TREIBHAUSGAS : B (6)**