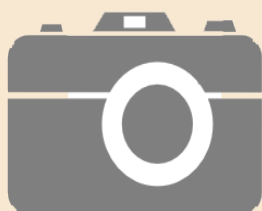


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Countryside House for sale in Gers

Villecomtal-sur-Arros , Gers , Occitanie



€700,000

inc. of agency fees

5 Beds

420 sqm

4 ha

In a small village of the Gers department 30 mins from Tarbes, this magnificent 18th century, five-bedroom manor house of 340m² living...

At a Glance

Reference MFH-ADF1626185

Bed 5

Land 4 ha

Near to

Villecomtal-sur-Arros

Pool

No

Price €700,000

Hab.Space 420 sqm

Land Tax N/A

Property Description

In a small village of the Gers department 30 mins from Tarbes, this magnificent 18th century, five-bedroom manor house of 340m² living space on 4ha of land is an exceptional property. Magnificently renovated, it has outbuildings around a square courtyard with a terrace and ornamental pond. The grounds offer a magnificent view of the Pyrenees. This charming countryside home is the ideal place for a new life in the south of France.

A path leads you to the enclosure dating from 1780 and its large carriage entrance; to the right is an 84m²

carport, which allows the parking of several vehicles. The property, made up of two residential wings and large outbuildings, faces south. It forms a U around a 385m² paved courtyard, adorned with an ornamental pond and planted with palm trees, opening onto the garden to the east.

A large double-leaf wooden door gives you access to the interior. You will fall in love with this superbly renovated property, its original floor tiles and exposed beams. The rooms benefit from beautiful natural light thanks to openings to the north and south. The window sills are made of granite.

The 16m² entrance hall serves, to the right, a fully equipped 33m² kitchen, finished in wood and granite, with central workspace and a wood burning stove. You will find a hob and a bread oven. Continuing on is a rear 25m² kitchen with sink and an old 27m² garage transformed into a laundry room with shower and sauna.

To the left of the hall is the 25m² dining room equipped with a wood burner and a 36m² living room; on the west wing, another 25m² living room is equipped with a wood burner and a bay window, and another room, formerly a bedroom, of 33m² is equipped with a bar and opens onto the courtyard through bay windows along its entire length.

Beautiful wooden stairs take you up to, on the right, a 33m² bedroom with dressing room, a 25m² bedroom and its 27m² bathroom with corner bath and shower which opens onto a terrace and stairs which access the garden.

To the left is a corridor leading to two bedrooms, 25m² and 30m², which communicate via a 4m² shower room. On the west wing is a 58m² office, with a balcony, from which you may access the tower; a 17m² half-timbered room which you can arrange as you wish. The view of the Pyrenees is exceptional.

Barns, 137m² and 70m², can be converted to create apartments or gites. 3.8 ha of land, bordered by a river, surround the property, guaranteeing peace and privacy. You will find a semi-buried wooden 8x4m swimming pool and a greenhouse.

The canal-tiled roof is in excellent condition. The windows are double-glazed. Heating and hot water are produced by a heat pump. Sewage treatment is via a septic tank, up to current regulations at time of publication (10 persons capacity).

This property is 30 minutes from Tarbes, its international airport and its TGV station, 1h from Pau, 1h 15 minutes from the first hiking trails and ski resorts, 2h from Toulouse, the Atlantic coast and Spain.

Summary

Property type:	Countryside house
Bedrooms:	5
Price	€700,000

Key Information

Internal Area:	420 sqm
Land Area:	4 ha

Location: Occitanie



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S. and L. BROWN



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