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Magnificent Country Property with Breathtaking Views

Castéra-Verduzan , Gers , Occitanie



€1,100,000

inc. of agency fees

7 Beds 5 Baths 580 sqm 9.2 ha

At the end of a long road, a sublime country property set in 9 hectares with magnificent 360° views, secluded...

At a Glance

Reference	MFH-BG33203	Near to	Castéra-Verduzan	Price	€1,100,000
Bed	7	Bath	5	Hab.Space	580 sqm
Land	9.2 ha	Pool	No	Land Tax	N/A

Property Description

At the end of a long road, a sublime country property set in 9 hectares with magnificent 360° views, secluded and surrounded by organically farmed fields. A rare and privileged location.

The 470 m² main house has been renovated to a very high standard. It comprises a beautiful through living

room with fireplace and wood-burning stove, a magnificent fully-equipped kitchen opening onto the covered terrace with fireplace and sublime views, a sitting room with open fireplace and access to another terrace with the same views. Also on the ground floor, two bedrooms with en suite shower rooms, a utility room and wc.

A splendid stone staircase leads upstairs to a 3rd bedroom with ensuite shower room, and the master bedroom with dressing room and bathroom. All the rooms are through-going and very bright, and the renovation respects and enhances the noble materials.

The basement features a beautiful 50 m² cellar with boiler room and wine cellar.

Adjoining the house is a 110 m² (1,184 sq ft) flat comprising a 48 m² (482 sq ft) living room with a fitted kitchen, a utility room and a storage room and, upstairs, three bedrooms and a family bathroom.

A pleasant swimming pool, lovely trees and a pretty garden surround the house.

There is also a 21 m² workshop, a 160 m² shed and a 37 m² dovecote with water and electricity, which could be converted.

This superb property in idyllic surroundings will make you dream

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4790.00 and 6530.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	5
Price	€1,100,000

Key Information

Internal Area:	580 sqm
Land Area:	9.2 ha

Location: Occitanie



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C. BAUER – Sunday Times

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