Click to view MFH-RLP71631

Unique hideaway with potential in Gascony

Saint-Clar, Gers, Occitanie



€850,000

inc. of agency fees

9 Beds 7 Baths **760** sqm **5.4** ha

Spacious farmhouse with over 10 acres of land in a dominant and private position close to a village with shops and services in Gascony.

€850,000

At a Glance

Reference MFH-RLP71631 Near to Price Lectoure

Bath Hab.Space 760 sqm Bed

Land Pool Land Tax N/A 5.4 ha

Yes

Property Description

Spacious farmhouse set in a dominant and private position without any nuisances, but close to a village with shops and services and only 45 minutes to the train station of Agen (TGV).

Approached via a long, partly private driveway, this unique rural hideaway is on 5.4 hectares and offers amazing views over the Gascon countryside.

With its generous reception, bedrooms, and two guest apartments, it is ideal for hosting parties, events, and courses. The large landing on the first floor lends itself to music or yoga classes. The luxurious hangout beside the swimming pool with sauna and mirador makes this the place to relax in Gascony, the best-kept secret of France!

The Accommodation

The ground floor

- Spacious living room 85 sq.m tiled floor fireplace
- Kitchen 25 sq.m fitted and equipped
- Dining room 26,7 sq.m wood burner and access to terrace
- Office 22 sq.m
- Library 36 sq.m
- Second reception/dining room 23 sq.m
- Bedroom and shower room 21 sq.m- with shower, WC and wash basin
- Laundry room 18 sq.m
- Back kitchen 7 sq.m
- Apartment 80 sq.m two bedrooms (11,5 sq.m), living/kitchen dining (40 sq.m), separate entrance/office, bathroom, separate WC.

The first floor

- Landing of 154 sq.m wooden floor- exposed beams
- Bedroom 4 26 sq.m wooden floor- en suite bathroom

- Bathroom 11,5 sq.m bath, shower, WC, double washbasin
- Bedroom 5 22,5 sq.m wooden floor- incl en suite shower room
- and WC
- Bedroom 6 31 sq.m wooden floor- en suite bathroom attic
- room (16,25 sq.m standing height)
- Bathroom 14,4 sq.m WC, bath, wash basin
- Bedroom 7 20 sq.m wooden floor- en suite bathroom attic
- room (10 sq.m standing height)
- Bathroom- 11 sq.m Bath, WC, wash basin
- Darkroom /laboratory 12 sq.m

Outside

- Pigeonier: 90 sqm converted into guest accommodation, with two bedrooms, one shower rooms, living, and kitchen/dining, 2 WC.
- Garage: double indoor garage for two cars 43 sqm
- 4 boxes for horses/storage of hobby 66 sqm
- Pool house next to swimming pool with "mirador" for amazing sunsets and sauna

Additional Information

- In excellent condition. Completely renovated. Double glazing.
- The house is heated via heat exchange pumps, wood burners and pellets.
- The first floor also benefits from air-conditioning. Two new septic tanks.
- Swimming pool (4,5 x 9 m), terrace, shower, chlore, liner from 2014.
- Three covered terraces
- 5.4 hectares = 54093 sq.m of grounds
- Taxe foncière, 3050 euros annual

The Area and Access

- Located on the border of Tarn et Garonne and Gers, near Saint Clar, and Lectoure.
- Agen train station 45 Min. (TGV).
- Toulouse Airport approx. 1hr
- Bordeaux et Bergerac Airports approx.1h45.

Environment & Surroundings

Near to Shops?

Near to Schools?

And Before You Ask

Heat pump

Heating System: central

heating

Drainage:

Brand new

septic tank

Property Tax: €3050.00

Summary

Property type: Countryside house

Bedrooms: 9

Bathrooms 7

Price €850,000

Key Information

Internal Area: 760 sqm

1

Land Area: 5.4 ha

Floor: 2

How many

Outbuildings:

Number of

Fireplaces:

Property Features:

Private and

dominant

position

Ideal for hosting

guests

Spacious and

generous

Two garages

and 4 horse

boxes

Close to

amenities

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Pool House? Yes

Location: Occitanie



Gallery









































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C. BAUER - Sunday Times

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S. and L. BROWN



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