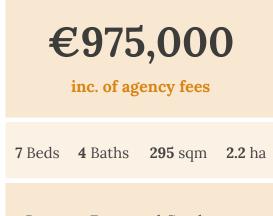


# **Magnificent Secluded Countryside**

# Property

### Valence-sur-Baïse, Gers, Occitanie





Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance...

## At a Glance

Reference	MFH-BG33311
Bed	7

Land 2.2 ha

Near to	Valence-sur-Baïse	
Bath	4	
Pool	No	

Price€975,000Hab.Space295 sqmLand TaxN/A

#### **Property Description**

Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance and exceptional quality in a peaceful environment, far from any disturbances.

Set on over 2 hectares of land, it includes a main house of 247 m<sup>2</sup>, a guest house of 52 m<sup>2</sup>, a heated saltwater swimming pool, and a double garage.

The main house features a sumptuous living area with a cathedral ceiling, a fully equipped and fitted kitchen, all opening onto two terraces, perfect for enjoying outdoor living in any season. A cozier lounge, enhanced by a fireplace with a wood-burning stove, two bedrooms, and a bathroom complete the ground floor.

Upstairs, a superb 40 m<sup>2</sup> master suite with a shower room showcases an exquisite exposed beam structure and offers breathtaking views of the surrounding countryside.

On the garden level, two additional bedrooms and a shower room provide further accommodation options. The layout of the house ensures a perfect balance between spaces for socializing and preserving individual privacy, ideal for family living or entertaining friends.

The guest house, also used as a pool house, includes a living room with a fitted kitchen, two bedrooms, and a shower room.

This property combines all the comforts of modern living – with effective insulation and underfloor heating – with the timeless authenticity of natural stone and wood.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between  $4650.00 \in$  and  $6350.00 \in$  for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary		Key Information	
Property type:	Countryside house	Internal Area:	295 sqm
Bedrooms:	7	Land Area:	2.2 ha
Bathrooms	4		
Price	€975,000		

# Location: Occitanie



# Gallery































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C. BAUER - Sunday Times

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#### S. and L. BROWN



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