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White Stone Country Estate with Panoramic Views in Gascony

Mauvezin, Gers, Occitanie



€650,000

inc. of agency fees

9 Beds **9** Baths **580** sqm **3** ha

Stunning south-exposed white stone mansion, accessed via a long private drive, with a pool, a pigeonnier, and 3 hectares located 50 km from Toulouse Airport.

At a Glance

| Reference | MFH-RLP79880 | Near to | Auch | Price | €650,000 |
|-----------|--------------|---------|------|-----------|----------|
| Bed | 9 | Bath | 9 | Hab.Space | 580 sqm |
| Land | 3 ha | Pool | Yes | Land Tax | €4415.00 |

Located just 50 km from Toulouse-Blagnac Airport, this beautiful south-facing white stone mansion offers an exceptional living experience. Accessed via a long private drive, the property sits atop a secluded hill, providing breathtaking views of the surrounding landscape. Rebuilt from a ruin 30 years ago, this elegant estate is priced to sell and requires primarily decorative updates, making it an incredible opportunity for those seeking a blend of history and modern luxury.

With 570 sqm of living space, the mansion is perfect for hosting grand events or serving as a spacious family home. It features nine en-suite bedrooms, a large kitchen, two salons, and two dining rooms—all designed with generous proportions to accommodate both intimate gatherings and large-scale entertaining. The interior is filled with natural light, which highlights the property's timeless charm and elegant design.

Outside, the grounds span 3 hectares, ensuring complete privacy and tranquillity. A private pool offers a refreshing escape, while the pigeonnier adds a touch of historic character to the estate. Additionally, an independent apartment is ideal for housing a caretaker, providing added convenience and flexibility.

The Accommodation

The ground floor

- Entrance/Hall 28 sq.m
- Living/Dining- 43 sq.m tiled floor fireplace
- Kitchen 17 sq.m fitted and equipped
- Back kitchen 7,5 sq.m
- 2nd reception/dining room 25 sq.m
- Living/room kitchen 41 sq.m in use as yoga room
- Bedroom 1 16 sq.m
- Bathroom 1 4,5 sq.m- with shower, WC and wash basin

- Laundry room 8 sq.m
- Wine cellar 7,5 sq.m
- Apartment separate entrance living/kitchen dining (30 sq.m) bedroom (15 sq.m),
 bathroom (4,5 sq.m with shower, WC and washbasin

The first floor

- Landing 25 sq.m
- Master Bedroom 2 56 sq.m en suite bathroom with office
- Bathroom 17,5 bath, shower, WC, double washbasin
- Linen room 7,8 sq.m
- Bedroom 3 42,5 sq.m en suite
- Bathroom 17,5 sq.m bath, washbasin and WC
- Laundry room (11 sq.m)
- Bedroom 4 39,5 sq.m en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 5 21 sq.m en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 6 22 sq.m en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 7 21 sq.m en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 8 23 sq.m en suite shower, WC, washbasin (4,5 sq.m)

Outside

- Pigeonier: new roof approx. 30 sq.m- with mezzanine can be converted into living space (subject to planning permission)
- Garage/Workshop indoor approx. 45 sq.m
- Pool house next to swimming pool with WC, shower and changing room
- Swimming pool 12 x 6 m, since 2013, chlore, liner changed in 2022, roller cover
- 3,1 hectares of grounds Mostly wood land 1 hectare around the house used as garden
- Well 30 m depth water all year

Additional Information

- Very good condition. Solid building.
- Fibre optic internet arriving soon currently with ADSL
- Single glazing.
- The house is heated via fuel central heating.
- Completely rebuilt from ruins about 30 years ago.
- Taxe foncière, 4415 euros pa

The Area and Access

- Located in the department of Gers (32), close to Mauvezin.
- Agen train station 60 Minutes by car (TGV).
- Airport Toulouse 50 minutes.

Blending rustic charm with space and comfort, this is a rare opportunity in an exceptional location.

Summary

Property type: Countryside house

Bedrooms: 9

Bathrooms 9

Price €650,000

Key Information

Internal Area: 580 sqm

Land Area: 3 ha

Floor: 2

How many

Outbuildings:

Property Features:

Private and

dominant

• Ideal for hosting

guests

Spacious and

generous

• Pigeonier and

apartment

• Close to

amenities

Has a Garden Yes

Has a Terrace? Yes

Swimming Pool? Yes

Pool House? Yes

Has

Yes ADSL/Broadband?

Location: Occitanie



Gallery







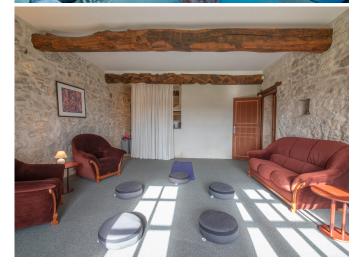
































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