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## Bright Village house with a Garden and Mountain views in Gers

**Saint Clar** , **Gers** , **Occitanie**



**€399,000**

**inc. of agency fees**

**4 Beds   5 Baths   238 sqm   662 sqm**

Beautiful south-exposed renovated village house with a garden, a swimming pool and views of the Pyrenees. Good B&B potential!

### At a Glance

**Reference** MFH-RLP83529

**Near to** Auch

**Price** €399,000

**Bed** 4

**Bath** 5

**Hab.Space** 238 sqm

**Land** 662 sqm

**Pool** Yes

**Land Tax** €880.00

### Property Description

This beautifully renovated village south-exposed house offers a warm and inviting atmosphere, making it perfect for gatherings. It features four spacious bedrooms and five bath/shower rooms, along with a double salon and a cosy office equipped with a fireplace, providing ample space for family and friends.

The charming kitchen opens up to a lovely terrace, where there is plenty of room to dine with a group while enjoying breathtaking views over the rolling countryside and the Pyrenees, which makes the modest garden feel expansive. Unusually for a village home, this property includes two garages—an exceptional feature that adds versatility.

This house is ideal for those seeking a permanent residence or a tranquil holiday retreat. With its setting and flexible layout, it also presents an excellent opportunity for anyone interested in starting a B&B, offering both charm and unparalleled views from the salon, main bedroom, terrace, and pool.

## **The Accommodation**

### **The ground floor**

- Entrance and hall (15 sq.m)
- Kitchen (18,6 sq.m) – insert fireplace
- Back kitchen (3,8 sq.m)
- Living room- dining (49 sq.m) – featuring arches and stone walls
- Bedroom 1 (13 sq.m)
- Bathroom (7,4 sq.m) - shower, bath, WC, and double washbasin
- Second living/ office (37 sq.m)
- Bathroom (4 sq.m) – Shower, WC, washbasin

### **The first floor**

- Landing (28 sq.m)

- Bedroom 2 (17,4 sq.m)
- Bathroom (13,9 sq.m) - shower, bath, WC, and wash basin and firepiece mantel
- Bedroom 3 (12,4 sq.m) – ensuite
- Bathroom (5 m2) - shower, WC, and wash basin
- Bedroom 4 (12,4 sq.m) – ensuite
- Bathroom (6,5 sq.m) – bath, WC, and wash basin
- Linen room (3 sq.m)

## Outside

- Indoor Garage/workshop/storage – (20 sq.m) – accessible from second living – giving access to music room
- Above ground pool 8m x 4m - giving infinity pool sensation
- Terrace to the side of the property
- Garden storage (20 sq.m)
- Summer kitchen – (15 sq.m)
- Hangar – open garage (30 sq.m)
- Part of the garden (150 sq.m) – in front of the property - separated by a communal path – currently also used to park the car

## Additional Information

- Double glazing in PVC
- Reversible air-conditioning and wood burner and some electric panels
- Recently renovated
- Fibre optic internet connected
- Tax Foncière: €880 euros per annum
- Bakery delivery to the front door – 6 days a week
- Extra room (35 sq.m) – needs to be finished – currently music room – above the garage

## The Area and Access

- In the north east of the Gers
- International Airport at 60 minutes
- TGV Train station in Agen at 50 minutes
- Shops and services at 8 minutes.



## Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	5
Price	€399,000

## Key Information

Internal Area:	238 sqm
Land Area:	662 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1

### Property Features:

- Pyrenees views
- Recently renovated
- Character property
- B&B possibilities
- Downstairs bed- and bathroom

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery













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**S. and L. BROWN**



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