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## Beautiful stone property with swimming pool and large barn

**La Romieu , Gers , Occitanie**



**€695,000**

**inc. of agency fees**

**4 Beds    3 Baths    295 sqm    1 ha**

Situated on the edge of a charming Gascon village with small shops, this magnificent stone property offers a lovely...

### At a Glance

**Reference** MFH-BG33316

**Near to** La Romieu

**Price** €695,000

**Bed** 4

**Bath** 3

**Hab.Space** 295 sqm

**Land** 1 ha

**Pool** No

**Land Tax** N/A

### Property Description

Situated on the edge of a charming Gascon village with small shops, this magnificent stone property offers a lovely view of the surrounding valleys. It features a swimming pool and a large barn, perfect for complementing its bucolic setting.

With a living area of 295 m<sup>2</sup>, the property comprises, on the ground floor, a spacious 54 m<sup>2</sup> double living room with a fireplace, a large fully equipped kitchen opening onto a covered terrace and a heated 35 m<sup>2</sup> veranda. The master suite includes a bathroom with a whirlpool shower and a fitted dressing room. Two additional bedrooms share a shower room and there is also a laundry room on this level.

Upstairs, a large landing, used as an office, which leads to a bedroom with ample wardrobe space and a shower room. There is also a room currently used as a sewing workshop and several attics offering additional storage space. The dwelling also includes a garage, a wine cellar, and a workshop.

The swimming pool is equipped with a counter-current swimming system and a rigid cover, allowing the water to be heated from the first rays of sunlight while ensuring optimal safety.

The 175 m<sup>2</sup> stone barn offers great potential for conversion or is an ideal place for parking cars or storage of any kind.

The property is equipped with a new septic tank and benefits from high-quality insulation, ensuring optimal comfort in all seasons. The village is within walking distance, so one can enjoy a good French meal in one of the restaurants closeby. It is also has a primary school, a doctor, a few small shops and a great few yearly markets. Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class B, Climate class A Estimated amount of annual energy expenditure for standard use: between 1670.00 € and 2300.00 € 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](http://georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€695,000

### Key Information

Internal Area:	295 sqm
Land Area:	1 ha

### Location: Occitanie



## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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