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## Immaculate Farmhouse with State-of-the-Art Pool

Mauvezin , Gers , Occitanie



**€745,000**

inc. of agency fees

5 Beds    3 Baths    284 sqm    3 ha

An immaculately presented farmhouse set on 3.8 ha of land with a superb swimming pool, situated a few km from a market town with all amenities in the Gers area of southwest France.

### At a Glance

**Reference** MFH-RLP84107

**Near to** Auch

**Price** €745,000

**Bed** 5

**Bath** 3

**Hab.Space** 284 sqm

**Land** 3 ha

**Pool** Yes

**Land Tax** €2390.00

### Property Description

Just a short drive from a bustling market town with all amenities, this impeccably presented Lomagnol farmhouse offers the perfect blend of old-world charm and modern comfort. Set within 3.8 hectares of land, ideal for keeping animals, this unique family home is nestled in the heart of 6,000 square meters of lush, well-established gardens.

The property immediately welcomes you with its inviting covered terrace, setting the tone for the warmth and cosiness that awaits inside. Step into a home that effortlessly combines historic character with contemporary living. The spacious living room, once an apartment, can easily be converted back into separate guest accommodation, offering versatility and additional space for visitors.

It's rare to find a property that is both pleasant and perfect in every way. Immaculately renovated and beautifully presented, this farmhouse is a must-see for those seeking a truly special home in a picturesque setting.

## **The Farmhouse**

### **On the ground floor**

- Entrance hall (22 sq.m)
- Living / dining room- 40 sq.m - exposed stone walls and beams - painted concrete floor with sisal carpets
- Second cosy Living room - 21 sq.m - new wood burner - terracotta flooring
- Kitchen - 20 sq.m - original fireplace - exposed beams - terracotta flooring
- Formal dining room - 18 sq.m - exposed beams - wooden floor on terracotta flooring
- Separate WC
- Reading room (7 sq.m)

### **On first floor**

- Generous landing - sisal on floorboard - with Juliette balcony

- Bedroom 1 – 20 sq.m – exposed beams – wooden flooring
- Bedroom 2 – 20 sq.m – exposed beams – wooden flooring
- Bedroom 3 – 17 sq.m – with fireplace – ensuite bathroom – original wooden flooring
- Bedroom 4 – 11 sq.m – exposed beams – wooden flooring
- Bedroom 5 – 19 sq.m – exposed beams – wooden flooring
- Bathroom – 6 sq.m – bath and toilet – washbasin
- Shower room – 7 sq.m
- Separate WC

## Outside

- Approx. 3,2 ha of meadows, ideal for horses (in use by farmer for hay bales – no contract)
- 15 x 5m pool – Top of the range (2024) – salt – electric cover
- Double height barn of 91 m2 and Garage of 35m2
- A septic tank up to norms
- Covered terrace (18 sq.m), with roman pillars

## Additional Information

- In excellent condition – High quality renovation.
- Double glazing throughout.
- All electricity renewed.
- Gas central heating installation with two separated systems.
- Wood burners with hot air recovery.
- Roof and floor insulation
- Fiber optics connected
- Energy rating: 184/35 – D

## The Area and Access

- Region: Departement Gers (32) in [Occitanie](#).
- International Airport at 50 mins.

- Shops and services at 5 mins in Beaumont de Lomagne.
- Location : In a rural setting, surrounded by farmland.
- The surrounding hedge provides perfect privacy and calm although positioned next to a small country road.
- No close neighbours.

***Don't miss the opportunity to enjoy the charm and comfort of this exceptional farmhouse.***



Summary

|                |           |
|----------------|-----------|
| Property type: | Farmhouse |
| Bedrooms:      | 5         |
| New Home?      | No        |
| Bathrooms      | 3         |
| Price          | €745,000  |

Key Information

|                |         |
|----------------|---------|
| Internal Area: | 284 sqm |
| Land Area:     | 3 ha    |
| Floor:         | 2       |
| How many       | 2       |
| Outbuildings:  |         |
| Number of      | 2       |
| Fireplaces:    |         |

Property Features:

- Excellent renovation
- New swimming pool (2024) with terrace of 15m x 5m
- Warm and welcoming
- Approximately 6000m2 of beautiful mature gardens
- 3.2ha of fields

|                        |     |
|------------------------|-----|
| Has Attic Space:       | Yes |
| Has an Office / Study? | Yes |
| Has a Garden           | Yes |
| Has a Terrace?         | Yes |
| Swimming Pool?         | Yes |
| Has ADSL/Broadband?    | Yes |

Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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