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Country Living in Town in Southwest France

Fleurance , **Gers** , **Occitanie**



€650,000

inc. of agency fees

5 Beds 5 Baths 339 sqm 2 ha

Experience the charm of a historic manor house with 2 hectares of land, perfect for B&B or entertaining, just a short walk from town in the heart of Gers in southwest France.

At a Glance

Reference MFH-RLP83452

Near to Auch

Price €650,000

Bed 5

Bath 5

Hab.Space 339 sqm

Land 2 ha

Pool Yes

Land Tax €4325.00

Property Description

Located within walking distance of a charming town, this extraordinary property presents a rare opportunity to own a piece of history surrounded by 2 hectares of lush land. This magnificent old manor house exudes character and grandeur, offering a taste of the past while embracing the beauty of the present. Picture yourself strolling through the enchanting garden, where the scent of Mediterranean flora fills the air, this is truly a gem in the heart of Gers.

Step inside and be greeted by a vast living and dining room, perfect for hosting grand gatherings or enjoying the spacious ambience. Upstairs, a sprawling library of similar size invites you to lose yourself in a good book or engage in lively conversations with friends and family. With ample room for everyone, this home is ideal for couples looking to run a bed and breakfast or those who frequently entertain.

The main house features two generously sized bedrooms and bathrooms, ensuring comfort and privacy. In the garden, you'll find guest accommodations consisting of three independent rooms, each equipped with a shower and WC. These rooms are conveniently connected to the main house via a covered walkway, providing easy access while maintaining a sense of seclusion.

While some modernisation is required, the effort is more than worth it to transform this excellent property into your dream home. Imagine the joy of living in a historic manor house that combines the charm of yesteryear with the conveniences of today, all within a short walk to town.

With its rich history, spacious interiors, and enchanting garden, this property awaits you to bring your vision to life and create a truly special place to call home.

The Manor House

On the ground floor

- Sitting room/dining room (82 sq.m) with large stone fireplace and access to the terrace/pool
- Kitchen (21,6 sq.m) access to the outside
- Boiler room (7 sq.m)
- Corridor (12,7 sq.m)
- Bathroom with shower and sink (7,8 sq.m)
- Separate WC (1,5 sq.m)

On the fiirst floor

- Library/office/second sitting room (66,5 sq.m) stone fireplace
- Bedroom 1 (15,6 sq.m)
- Bedroom 2 (18,5 sq.m)
- Landing (11,5 sq.m)
- Bathroom with shower, sink, bidet and WC (7 sq.m)

The Studios

- Studio 1 – room with shower room and WC (29 sq.m)
- Studio 2 – room with shower room and WC (29 sq.m)
- Studio 3 – room with shower room and WC (29 sq.m)

Additional Information

- Annual tax foncière 4325 € per year
- Swimming pool (12m x 5m) with terrace
- The property needs work/modernisation
- Magnificent Pigeonnier to renovate
- Walking distance to everything
- Large double garage with storage area
- Possibility to do B&B, or gîte
- Two plots of constructible land to both sides of the property totalling 10,113 sq.m

- DPE for main house - D 201/D42 4410€-6010€ pa
- DPE for studios – D242/B7 1630€-2250€ pa

Access and the Area

- Located in the [Gers \(32\)](#)
- Toulouse Blagnac International Airport 1 hr 10 mins away
- Agen TGV train station at 40 mins.
- All shops and services are accessible on foot.
- Bakery less than a 5 min walk.

Ideally located in town surrounded by a large garden, in a quiet neighborhood, with a long driveway to access the property.

Don't miss out on this unique opportunity to own a Mediterranean pearl in the heart of Gers.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	East
	Needs upgrading and modernising
Condition:	Central heating (gas)
Heating System:	Familial reasons
Reason for selling:	Needs some attention
Condition of Roof:	Connected to mains town system
Drainage:	€4325.00
Land Tax:	

Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	5
Price	€650,000

Key Information

Internal Area:	339 sqm
Land Area:	2 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

Property Features:

- Atypical property with Chateau features
- Walking distance to all amenities
- Garage
- Swimming pool and Pigeonnier
- Constructible land of 1 hectare
- Three independent studios

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

Location: Occitanie



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

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S. and L. BROWN



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