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## A Historic Château Estate with Exceptional Potential

**Auch , Gers , Occitanie**



**€1,490,000**

**inc. of agency fees**

**5346 sqm**

**16.6 ha**

This château boasts a rich history dating back to at least the 18th century. The 1827 cadastral map already references...

### At a Glance

**Reference** MFH-BG03281

**Near to** Auch

**Price** €1,490,000

**Land** 16.6 ha

**Pool** No

**Hab.Space** 5346 sqm

**Land Tax** N/A

### Property Description

This château boasts a rich history dating back to at least the 18th century. The 1827 cadastral map already references a château, whose general layout—featuring a quadrangular main building to the north and agricultural outbuildings forming a courtyard to the south—remains largely unchanged today. The beautifully landscaped park once included a pond, several orchards. A watermill completed the harmonious ensemble.

In the 1830s, a wealthy local family undertook a major renovation or reconstruction of the estate. The dates inscribed on the agricultural outbuildings—1832, 1833, and 1834—attest to this extensive work. It was also during this period that the two corner turrets were added to the main building, enhancing its distinctive character. By the end of the 19th century, the château's park featured a horse racetrack, which became a popular gathering place for spa visitors in the region.

This Gascon château, a witness to centuries of history, reflects the architectural and social transformations of the area, evolving from a noble residence into an educational institution.

Today, the property comprises a magnificent U-shaped château, outbuildings converted into offices, three small villas, and a building with three apartments, with a total surface area of approximately 5,346 m<sup>2</sup>. The beautifully wooded park, complete with a lake, is surrounded by leased agricultural land, totaling 16 hectares.

The château, used for many years as an educational center, includes numerous bedrooms, bathrooms, and kitchens, but now requires renovation to restore its original splendor. The villas and apartments—formerly housing for staff—also need to be renovated.

The outbuilding converted into offices has been recently renovated and now offers modern bedrooms and fully equipped bathrooms, providing a turnkey space ready for use.

This exceptional estate, rich in history and offering remarkable potential, is ready to shine

once again under a new vision. Please don't hesitate to contact us for more information or to share your project with us.

Fees to be paid by the seller. DPE blank. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

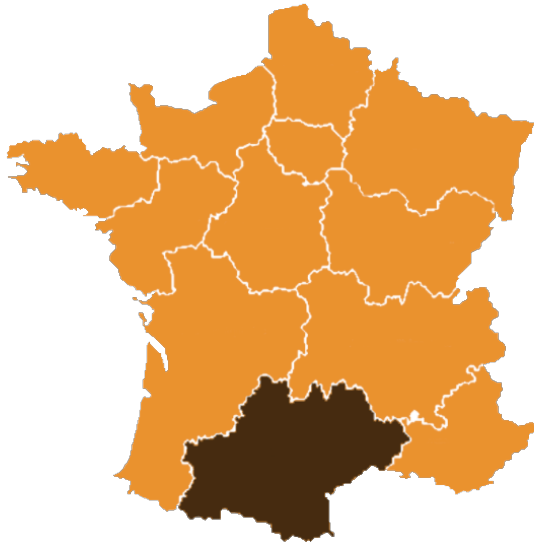
### Summary

Property type:      Chateau  
Price                    €1,490,000

### Key Information

Internal Area:        5346 sqm  
Land Area:            16.6 ha

### Location: Occitanie



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**S. and L. BROWN**



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