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Stone Farmhouse with a Pool in the Gascony Hills

Mauvezin , Gers , Occitanie



€280,000

inc. of agency fees

3 Beds 2 Baths 202 sqm 4700 sqm

Charming partially renovated, small farmhouse with a swimming pool and sweeping views of the rolling landscape, situated in easy reach of a nearby village with all essential amenities.

At a Glance

Reference MFH-RLP78830

Near to Auch

Price €280,000

Bed 3

Bath 2

Hab.Space 202 sqm

Land 4700 sqm

Pool Yes

Land Tax €1264.00

Property Description

This delightful farmhouse, crafted from the iconic white stone of the Gers, exudes character and timeless appeal. Tucked away from the road, this peaceful haven is within easy reach of a nearby village with all essential amenities. Brimming with original details, its cosy low ceilings in certain areas create an inviting atmosphere, perfect for unwinding after a long day.

Outside, a secluded swimming pool offers breathtaking views of the gently rolling landscape. Sheltered by mature trees, the well-organised plot provides ample space for a vegetable garden and alfresco dining under the open sky. The partially renovated property features a well, offering potential for those eager to continue the work and make it their own.

Whether you're seeking a tranquil retreat or a project to pour your heart into, this enchanting farmhouse will surely captivate you with its charm and potential.

This Property consists of :

On the ground floor

- Entrance and hall (10 sq.m)
- Bedroom 1 (13 sq.m)
- Bedroom 2 (16,4 sq.m)
- Dining room (24,3 sq.m) – original fireplace
- Kitchen (8,45sq.m)
- WC/shower (2,25 sq.m) – with shower cabin and wash basin
- Bathroom (7,4 sq.m) - bath, WC, and wash basin
- Living room (53 sq.m) – low ceiling
- Laundry room (21 sq.m)
- Workshop (21 sq.m) – French doors

On the first floor

- Bedroom 3 (23 sq.m)
- Landing (22 sq.m) – gives access to roof terrace – possible to created fourth bedroom or makes a lovely office – has a window
- Attic storage under eaves

Condition of the Property

- Partly double glazed
- Fuel central heating
- Energy label -F280/87
- Roof was recently cleaned and treated
- No sewage system known - assuming an old septic tank. The new owner needs to update this.

Additional Information

- Tax Foncière: 1264 € yearly
- Fibre optic internet is available
- Storage/ workshop – (55 sq.m)
- Rooftop terrace (+/-25 sq.m)
- 10 x 5m swimming pool – liner changed in 2021
- Above-ground Well – water all year
- 500 old year Oak tree

The Area and Access

- Location: In Nord Est part of the [department Gers](#) (32) close Mauvezin,
- Both [Toulouse International Airport](#) and Agen TGV Train station at 60 min.
- Shops and services at 9 mins drive
- Nestled away from a rural road overlooking the rolling hills
- Sitting in the middle of its own land. One neighbour is not visible.

For those unafraid of a little hands-on work, this property is a rare gem, a true countryside dream awaiting its next chapter.

Environment & Surroundings

Near to Shops? ✓

Near to Schools? ✓

And Before You Ask

Exposure: South

Condition: Renovation project

Heating System: Central heating (oil)

Reason for selling: Familial reasons

Condition of Roof: Good condition

Drainage: Septic tank needs updating

Land Tax: €1264.00

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€280,000

Key Information

Year Built:	1800
Internal Area:	202 sqm
Land Area:	4700 sqm
Floor:	1
How many Outbuildings:	1
Number of Fireplaces:	1

Property Features:

- Swimming pool
- Private with country views
- Downstairs bedrooms
- Perfect holiday home
- Well & workshop

Has an Office / Study?	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Has ADSL/Broadband?	Yes

Location: Occitanie



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S. and L. BROWN



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