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## Exceptional historic estate on 6 hectares of picturesque countryside

**Mirande** , **Gers** , **Occitanie**



**€1,750,000**

**inc. of agency fees**

7 Beds   4 Baths   484 sqm   5.7 ha

From the moment you arrive, the majestic 19th-century wrought-iron gate and long tree-lined driveway reveal the...

### At a Glance

**Reference**   MFH-BG33333

**Near to**   Mirande

**Price**   €1,750,000

**Bed**   7

**Bath**   4

**Hab.Space**   484 sqm

**Land**   5.7 ha

**Pool**   No

**Land Tax**   N/A

### Property Description

From the moment you arrive, the majestic 19th-century wrought-iron gate and long tree-lined driveway reveal the grandeur of this noble estate, discreetly nestled in a lush, tranquil park.

Dating back to the 14th and 18th centuries, this historic property offers a rare combination of timeless elegance and gentle rural living. The 6-hectare grounds include a 2-hectare park with centuries-old trees, cultivated land, and a pasture ideal for horses or other animals. A natural spring and well provide water, while a charming stream crosses the land, spanned by two stone bridges.

The main façade of the maison de maître faces due south, adorned with large stone-framed windows and a rare architectural feature: a gnomonic sundial. In spring, majestic climbing roses bloom across the front, offering a spectacular welcome. The grand double-leaf oak entrance door, typical of 18th-century aristocratic homes, opens into a spacious central hall paved with traditional terracotta tiles.

To the right, a beautiful salon with alcoves; to the left, a large office. To the rear, overlooking the garden and pool, are a second living room, a drawing room, a generous family kitchen with dining area, and a laundry room with WC.

A splendid oak Directoire staircase leads to the upper floor, which includes a large master suite with freestanding bathtub, walk-in wardrobe, and separate WC, as well as three further bedrooms, a playroom, a small bathroom, and attic space.

Attached to the main house is a consecrated chapel with painted vaulted ceiling and a sculpture of the Virgin and Child under a Saint-Jacques shell. It connects internally to the kitchen and also opens via grand double doors to the garden and pool area. Beside it, the sunlit orangerie—currently an artist's studio—can easily be returned to its original purpose or used as a winter garden.

Extending from the main house is the west wing, once staff accommodation, now fully and elegantly renovated while preserving its original stone walls, framework, and distinctive bell tower. It has its own private entrance and can function independently. Inside: a dining room with a rare 18th-century walnut fireplace, a salon with a stunning Regency-era fireplace, a kitchen, and pantry. Upstairs are two large bedroom suites, each with its own Italian-style shower room and WC. The wing opens to a private stone-paved terrace and enclosed garden—ideal for al fresco dining, framed by star jasmine and bougainvillea, creating a secret garden feel in summer.

Forming an “L” with the west wing is the pavilion, the most recent addition, originally used for winemaking and bread baking. Notable features include a decorative wooden eave, stone arch windows, and custom-made wrought iron frames. The current owners have partially renovated the ground floor to create a stylish showroom for their art.

A 50 m<sup>2</sup> bread oven room, in remarkable condition, is ready for further transformation. The upper floor, accessed via a stunning 19th-century walnut staircase, offers 104 m<sup>2</sup> of convertible space with exposed beams and exceptional potential.

Outbuildings include a rare and elegant oak-framed carport with cast-iron columns, a woodshed, a 150 m<sup>2</sup> barn, a garage, and a wine cellar. The estate is heated via an eco-friendly and economical wood-pellet system (plaquettes forestières).

Every restoration undertaken has been of exceptional quality, with great care taken to preserve and enhance the original features of this extraordinary estate.

Fees to be paid by the seller. Energy class C, Climate class A Estimated amount of annual energy expenditure for standard use: between 3100.00 € and 4260.00 € 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](https://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€1,750,000

## Key Information

Internal Area:	484 sqm
Land Area:	5.7 ha

## Location: Occitanie





## Gallery















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**S. and L. BROWN**



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