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Authentic Renovated Wine Barn in Peaceful Rural Setting with Garden

Saint-Puy , **Gers** , **Occitanie**



€360,000

inc. of agency fees

3 Beds 2 Baths 175 sqm 0.39 ha

Just a short drive from the picturesque village of Saint-Puy — with its restaurants, school, local shops, and...

At a Glance

Reference MFH-BG33332

Near to Saint-Puy

Price €360,000

Bed 3

Bath 2

Hab.Space 175 sqm

Land 0.39 ha

Pool No

Land Tax N/A

Property Description

Just a short drive from the picturesque village of Saint-Puy — with its restaurants, school, local shops, and medical center — this former wine cellar has been tastefully renovated by its current owner, beautifully combining authentic character with modern comfort.

On the garden level, you'll find a welcoming entrance hall, a bright and spacious living room with a large mezzanine, a fully equipped contemporary kitchen, two generously sized bedrooms each with their own en-suite bathroom or shower room, a third smaller bedroom, a study, a walk-in closet, and a separate toilet. The living spaces are filled with natural light thanks to large French doors that open onto the garden.

The home is primarily heated by a central wood-burning stove, with electric radiators available as a supplementary option.

There is further potential to expand the living area by converting part of the adjoining workshop.

The full-sized basement extends beneath the entire house and benefits from a high ceiling. It is divided into several rooms, offering a wealth of possibilities: storage, a workshop, home office, or even additional living space.

Outside, the 3,900 m² garden offers a peaceful and private setting, ideal for outdoor living. Two large, sunny terraces enhance the charm and usability of this property, which is brimming with potential.

Fees to be paid by the seller. Energy class E, Climate class B Estimated amount of annual energy expenditure for standard use: between 3680.00 € and 5030.00 € 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.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€360,000

Key Information

Internal Area:	175 sqm
Land Area:	0.39 ha

Location: Occitanie



Gallery









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S. and L. BROWN



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