Click to view MFH-EAT11238

# Mansion with outbuildings and swimming pool between Auch and Vic-Fezensac

Gers, Occitanie



€630,000

inc. of agency fees

4 Beds 2 Baths **260** sqm **1.2** ha

Located in a natural and relaxing setting in the heart of the Gers, close to amenities, this property offers 260sqm and numerous outbuildings on 1.2 hectares....

€630,000

Hab.Space 260 sqm

#### At a Glance

**Reference** MFH-EAT11238 Near to Toulouse

Bed Bath

Land Pool 1.2 ha

Land Tax N/A Yes

Price

### **Property Description**

Located in a natural and relaxing setting in the heart of the Gers, close to amenities, this property offers 260sqm and numerous outbuildings on 1.2 hectares. A gate leads to a treelined path, a true screen from the outside world. The latter reveals a true Gascon woman from 1880. Passing through the double-leaf entrance door, the tone is set; opening onto a spacious artist's hallway serving the various living spaces and leading to the majestic staircase. On the eastern side of the hallway, an intimate living room makes its entrance followed by a library area. To the west, a dining room and its impressive fireplace. A kitchen extends the whole and has privileged access to a terrace and a private part of the garden. The first floor is dedicated to relaxation with 3 spacious bedrooms and bathroom including a complete master suite of 50sqm. The top level leads to a final bedroom under the slope. Two attics were insulated a few years ago but could be converted into additional bedrooms. The exterior is not to be outdone; the park is composed of a multitude of trees, some of which are three hundred years old. Several outbuildings are proposed throughout the property, including a studio, currently used as an office. A 150sqm raw workshop could also be transformed into a gîte or reception room. A former 200sqm grain silo, diverted from its original use, is the true centerpiece of the property and serves as a pool house. This property complex offers various atmospheres and makes it an ideal place for a family or guest house. Electricity reviewed For oenophiles, an independent wine cellar Proximity to certain shops Auch 20 minutes away and Vic Fezensac 10 minutes away ENERGY CLASS: D / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: EUR1,795 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Alana Duvauchelle - EI - RSAC number 914 756 812 - 07 81 90 11 35

**Summary** 

Property type: Countryside house

Bedrooms: 4

Bathrooms 2

Price €630,000

**Key Information** 

Year Built: 1880

Internal Area: 260 sqm

Land Area: 1.2 ha

Has a Garden Yes

Swimming Pool? Yes

**Location: Occitanie** 



# Gallery













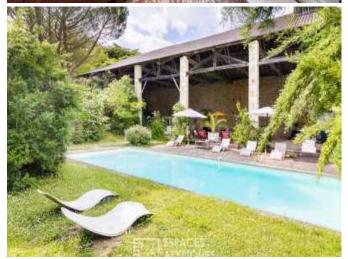
















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#### S. and L. BROWN



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