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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....

At a Glance

Reference MFH-EAT11238

Bed 4

Land 1.2 ha

Near to Toulouse

Bath 2

Pool Yes

Price €630,000

Hab.Space 260 sqm

Land Tax N/A

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 tree-lined 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



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S. and L. BROWN



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