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## Charming Former Presbytery with Pool and 4 Hectares

Castéra-Verduzan , Gers , Occitanie



**€599,000**

inc. of agency fees

4 Beds    4 Baths    250 sqm    4 ha

Set in the heart of the Gascon countryside, just a few minutes from a village with a school and local shops, this...

### At a Glance

Reference	MFH-BG33342	Near to	Castéra-Verduzan	Price	€599,000
Bed	4	Bath	4	Hab.Space	250 sqm
Land	4 ha	Pool	No	Land Tax	N/A

### Property Description

Set in the heart of the Gascon countryside, just a few minutes from a village with a school and local shops, this stone property from 1764 will win you over with its authentic character and its potential. Formerly a presbytery, it has been carefully renovated and retains all the charm of a traditional country home: exposed beams, a solid wooden staircase, marble fireplaces, a stone sink, and a welcoming entrance hall with original terracotta tiles.

With approximately 250 m<sup>2</sup> of living space, the house is perfectly suited for a bed and breakfast activity, offering four spacious bedrooms and four bathrooms. A fifth bedroom or a gîte could be created thanks to more than 100 m<sup>2</sup> of additional space still to be converted, particularly in the dovecote or the old workshop.

The kitchen is both functional and elegant, fitted with Sagne cabinetry and high-end appliances: a Lesure gas range cooker, large American-style fridge, microwave, two ovens, and Siemens dishwasher. The bright dining room opens directly onto the garden through French doors. The warm and luminous living room features a wood-burning stove, perfect for winter evenings. Outside, the property is surrounded by a two-hectare garden with century-old cedars, mature oaks, fruit trees, a vegetable plot, a natural pond fed by a small stream, and a traditional stone well. A second two-hectare field, ideal for horses or agricultural projects, completes this idyllic rural setting. The chlorine pool, installed in 2019, measures 11 x 4 metres and enjoys full southern exposure with lovely views over the rolling hills.

Outbuildings include a spacious 52 m<sup>2</sup> garage with an electric vehicle charging point, a former stone aviary converted into a summer kitchen with shelter, a stone-built former Armagnac cellar and a small barn which are both in need of restoration. The property is in overall good condition: the roof and insulation were redone in 2014 (including all tiles and half the framework), PVC double-glazed windows throughout, reversible air conditioning in the dining room and kitchen, and a wood stove in the living room. The individual septic tank requires updating to current standards.

This property offers space, character, privacy and potential—whether for tourism or as a family home—in one of the most sought-after areas of the Gers.

Please don't hesitate to contact us for further information or to arrange a viewing.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2270.00 and 3130.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	4
Price	€599,000

### Key Information

Internal Area:	250 sqm
Land Area:	4 ha

### Location: Occitanie



## Gallery















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**S. and L. BROWN**



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