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Charming and Elegant Country Estate with Outbuildings and Pool

Riscle , Gers , Occitanie



€850,000

inc. of agency fees

7 Beds 4 Baths 398 sqm 3.2 ha

Belle Maison Gascony is proud to present this stunning period property, exclusively for sale, ideally located...

At a Glance

Reference MFH-BG33341

Bed 7

Land 3.2 ha

Near to Riscle

Bath 4

Pool No

Price €850,000

Hab.Space 398 sqm

Land Tax N/A

Property Description

Belle Maison Gascony is proud to present this stunning period property, exclusively for sale, ideally located in the southern Gers between Plaisance and Riscle, just one hour from Tarbes and Pau.

The main residence, an elegant period home offering approximately 398 m² of living space, is arranged in an L-shape with its vast outbuildings. The entire ensemble opens onto a beautifully landscaped and enclosed garden with a romantic ambiance, enhanced by a magnificent swimming pool. Three hectares of meadows and woodland complete this idyllic rural setting. Access to the house is via a few steps leading into a spacious entrance hall, adorned with original terracotta tiles and a beautiful wooden staircase. To the right, a bright double living room features a central fireplace and dual-aspect windows. To the left, a charming dining room boasts a large fireplace – a vestige of a traditional bread oven. To the rear, a spacious kitchen tastefully blends rustic elements with modern equipment. A pantry and a utility room complete the ground floor, which is entirely laid with traditional terracotta tiles.

On the first floor accessible via a wide staircase, beautiful original wooden floors – some overlaid with natural sisal – run throughout. There are four generous bedrooms, including a master suite with its own private shower room, along with a large family bathroom.

To welcome guests or extended family, a second house has been designed in a contemporary style. Accessible from the garden or directly through the main house, it can easily be integrated into the overall living space if needed. It offers a living room, two bedrooms sharing a spacious bathroom, and a large bedroom with private shower room and dressing area.

An old wine storehouse has been transformed into a 180 m² reception or exhibition hall, extended by a 145 m² covered terrace – perfect for enjoying long summer days in the shade. A summer kitchen and shower room, located between the terrace and the pool, allow you to fully embrace outdoor living. The pool, measuring 15 x 5 metres, is attractively fenced to

ensure safety for younger children.

Several outbuildings including a garage, a workshop, a wood store, and a former stable.

Blending rustic charm, comfort and tranquillity, this exceptional family property captivates with its authenticity and practicality, offering a rare and refined lifestyle in the heart of the Gers countryside – all without being isolated.

Please feel free to contact us for more information or to arrange a viewing.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 9300.00 € and 12650.00 € 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:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€850,000

Key Information

Internal Area:	398 sqm
Land Area:	3.2 ha

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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