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## Countryside house for sale in Gers

Mirande , Gers , Occitanie



# €417,000

inc. of agency fees

4 Beds      200 sqm      0.14 ha

Nestled in a quiet village of the Gers, 1h15 from Toulouse airport and 15 mins from Auch, is this property for sale, exceptionally...

### At a Glance

<b>Reference</b>	MFH-ADF1626851	<b>Near to</b>	Mirande	<b>Price</b>	€417,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.14 ha			<b>Land Tax</b>	N/A

### Property Description

Nestled in a quiet village of the Gers, 1h15 from Toulouse airport and 15 mins from Auch, is this property for sale, exceptionally renovated over two decades by a renowned stone worker.

Materials, space and natural light make this a beautiful ensemble comprising a 200m<sup>2</sup> home with a lovely garden, a 50m<sup>2</sup> chalet and a 100m<sup>2</sup> outbuilding.

Worked stone, cut and engraved in all shapes and forms, ancestral and monumental visible beams, tadelakt, hemp and lime coatings, earthen coatings and stone walls repointed with art, and also 30cm thick cellulose wadding, double glazing, a wood-fired boiler stove central heating, magic garden, well with pump for watering, 50m<sup>2</sup> garden chalet, charming barn with a 50m<sup>2</sup> footprint...

The list is long and unique and will provoke an emotional and artistic shock.

Are you an art or indeed lover of abstract art and sculpturing? Perhaps you live in a town or city and seek tranquillity and authenticity where you can immerse your family and friends?

Would you like to spend unforgettable moments in a living space where you can explore the details left by a sculpteur over the past 20 years?

There is nothing to compare to this property with its sensual forms and design taken from the beauty of the rough material.

A covered terrace hides amongst the generous wisteria, an entrance hall, spacious kitchen, immense sitting room, three charming bedrooms, a washroom immersed amongst the vegetation and light, study space, several levels turn around the staircases, various forms of cut-stone....all has been thoughtfully adapted to this unforgettable space.

Put down your suitcases and experience this unique property, all is in place for you to experience exceptional emotions.

This unique ensemble is 15 mins from Auch and from all commerce and services, 1h15 from Toulouse airport, 1h40 from the Pyrenees, 2h from the ocean and from Spain.

## Summary

Property type:	Countryside house
Bedrooms:	4
Price	€417,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.14 ha

## Location: Occitanie



## Gallery





## As Featured in

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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