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Chateau near to Marciac, Gers

Marciac, Gers, Occitanie



€685,000

inc. of agency fees

8 Beds 7 Baths 530 sqm 0.71 ha

Idyllic setting down a long lane with spectacular views.

At a Glance

Reference	MFH-ELGLC4900	Near to	Marciac	Price	€685,000
Bed	8	Bath	7	Hab.Space	530 sqm
Land	0.71 ha	Pool	Yes	Land Tax	N/A

Property Description

Exclusive Mandat

This property provides several bright, spacious living areas with unbeatable views from every aspect. As well as seven bedrooms in the main house, there is a separate summerhouse/studio with bathroom and kitchen facilities and beautiful views over the gardens. A covered terrace, also with its' own kitchen facilities provides an excellent spot to enjoy the unique position of the property overlooking the local town and the Pyrennees.

A twin evolution staircase with a wrought iron guard rail leads up to the main entrance at the front of the Chateau. A wide hall leads back to a tiled staircase and opens out onto a large living space (38m²), currently used as a billiard room. There is a formal sitting room (25m²) to the right of the entrance hall with a stone fireplace and tall windows on two sides. A small circular room leads off into the corner turret.

The billiard room (38m²) features tall windows on two sides which provide generous lighting and open onto the exceptional panorama.

The second turret is accessed from the corner.

A utility kitchen/laundry (14m²) lies to the rear of the house and stairs lead down from here to a cellar which

features a substantial wine cellar (15m²) providing stable temperatures for storage.

Double oak doors lead through to the summer living room (94m²) with panoramic windows opening out on three sides with dramatic effect. Pale strip wood floors provide an elegant and warm feel to this spectacular room. This space is split into a living and dining area on a split level.

Doors open onto the kitchen area (34m²) with a free-standing Lacanche stove. A pantry lies to the rear. Stairs lead to a breakfast room on a raised level.

The kitchen (34m²) opens out onto a decked terrace to the rear.

Stairs from the summer living room provide access to 4 bedrooms (10,4m²; 10,4m²; 12,2m² and 21m²) two with bathrooms (2,7m² and 3,8m²) and two with en-suite shower rooms (4,5m² and 5m²), as well as a walk in linen room.

The primary staircase at the rear of the entrance hall leads up to a WC on the half landing, 2 further guest bedrooms (10,2m² and 11,5m²); a bathroom (3,5m²), linen room (5m²) and the main bedroom suite (28m²). The main bedroom features exposed timbers and benefits from a mosaic-tiled walk-in shower room in the turret (3,5m²). A large well-appointed en-suite bathroom (12m²) leads off to the rear.

The basements also includes a boiler room, a storage room and all the pool equipment.

Key Information

Property type:	Chateau
Bedrooms:	8
Bathrooms	7
Price	€685,000
Address	Marciac, Gers, Occitanie

Additional Information

Internal Area: 530 sqm

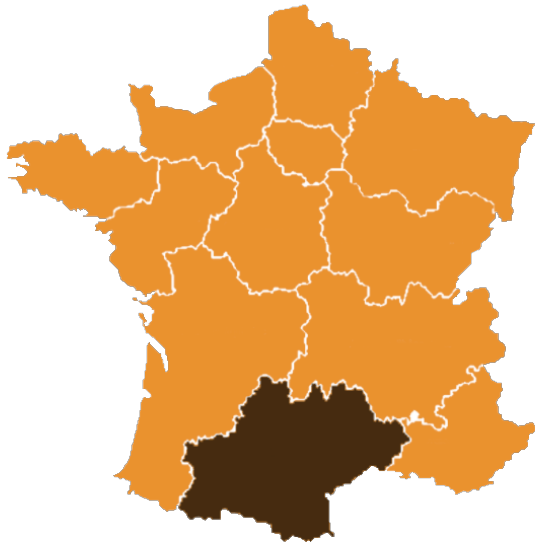
Land Area: 0.71 ha

Property Features:

- The private grounds of 7118m² are well landscaped and house a summer house/studio with a conference room (42m²)
- kitchen (5
- 4m²)
- shower room and sauna (13m²) and a large garage/workshop (75m²) below. A large pool (6X12) is set off to the side of the Chateau and is flanked by a covered terrace with its own barbecue area/summer kitchen and attached terrace. This area provides a haven for entertaining and with the views that can be enjoyed from here the guest experience should be memorable.

Swimming Pool? Yes

Location: Occitanie



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