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## **Character Property with a great income**

Auch, Gers, Occitanie



€1,595,000

inc. of agency fees

**9** Beds **7** Baths **996** sqm **4.5** ha

Located in the heart of the Gers, in the middle of 4.5 hectares of park and meadow with views of the surrounding...

#### At a Glance

 Reference
 MFH-BG33113
 Near to
 Auch
 Price
 €1,595,000

 Bed
 9
 Bath
 7
 Hab.Space
 996 sqm

 Land
 4.5 ha
 Pool
 No
 Land Tax
 N/A

## **Property Description**

Located in the heart of the Gers, in the middle of 4.5 hectares of park and meadow with views of the surrounding countryside, this sublime property offers you an opportunity for high profitability or a magnificent family home.

It is made up of a main house of almost 300 m<sup>2</sup> with beautiful bright rooms: living room of 37 m<sup>2</sup> with pellet stove, dining room of 48 m<sup>2</sup>, kitchen and back kitchen of 30 m<sup>2</sup> fully equipped and office of 15 m<sup>2</sup>. The

living rooms open onto a large private terrace with barbecue. Upstairs, a big landing leads to 2 bedrooms of 23 and 33 m<sup>2</sup> sharing a bathroom and both having access to a beautiful 90 m<sup>2</sup> terrace, then a master bedroom with bathroom and dressing room.

The current commercial part has 5 guest rooms: 380 m² adjoining the main house, which could form a whole. There are 4 bedrooms with their own bathroom, as well as a suite consisting of 2 bedrooms and a bathroom. Also a100m² living room with fireplace and billiard area, a 32m² veranda and a 22m² shop.

Then, the reception/wedding part: a 270 m² room with bar, catering room, toilet and winter garden.

Two small independent houses of 45 and 52 m<sup>2</sup> can be used as gites or accommodation for staff.

Summer weddings and receptions are often celebrated in the magnificent park which is home to century-old trees, a 12x6 swimming pool with remote-controlled solar shelter, a tennis court, a paddock and a 26 x 60 m career for horses, and a beautiful barn of 160 m<sup>2</sup>.

Photovoltaic panels provide 50% of the electricity consumption of the property, the septic tanks are up to standard, the well allows the park to be watered, and the facade and the roof of the charterhouse have just been redone.

The current owners have a very good annual turnover, which can easily be increased. The property can be used for tourist accommodation, a restaurant, or simply a family home.

**Summary** 

Property type: Countryside house

Bedrooms: 9
Bathrooms 7

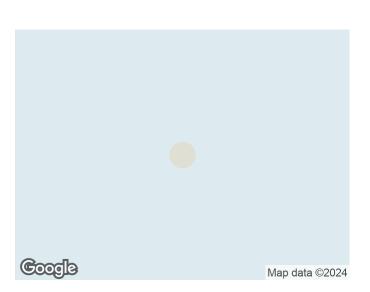
Price €1,595,000

**Key Information** 

Internal Area: 996 sqm Land Area: 4.5 ha

**Location: Occitanie** 





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#### C. BAUER – Sunday Times

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S. and L. BROWN



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