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## Character Property with a great income

**Auch , Gers , Occitanie**



# €1,700,000

inc. of agency fees

8 Beds    6 Baths    996 sqm    4.5 ha

Located in the heart of the Gers, in the middle of 10 acres of park and meadow with views of the surrounding countryside,...

### At a Glance

<b>Reference</b>	MFH-BG33113	<b>Near to</b>	Auch	<b>Price</b>	€1,700,000
<b>Bed</b>	8	<b>Bath</b>	6	<b>Hab.Space</b>	996 sqm
<b>Land</b>	4.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the heart of the Gers, in the middle of 10 acres of park and meadow with views of the surrounding countryside, this sublime property offers you an opportunity to enjoy a great income all year round, through the different rental possibilities.

It is composed of a main house of almost 300 m<sup>2</sup> with beautiful living rooms, 3 bedrooms and an office, an

adjoining guest area of 380 m<sup>2</sup> (4 bedrooms and a double suite, a living room and dining room), as well as a reception room of 270 m<sup>2</sup>. Two additional small dwellings can serve as gites or accommodation for staff.

The magnificent park is home to hundred-year-old trees, a 12x6 swimming pool, a tennis court, a paddock and a horse sand school, and a beautiful barn.

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

## Summary

Property type:	Countryside house
Bedrooms:	8
Bathrooms	6
Price	€1,700,000

## Key Information

Internal Area:	996 sqm
Land Area:	4.5 ha

## Location: Occitanie



## Gallery







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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

## Testimonials

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.

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