



SOLD - SPLENDID ARCHITECT-DESIGNED VILLA +
POOL + 1.6 HECTARES + IDEAL FOR A
FAMILY/B&B...

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PROPERTY FACT FILE	
REFERENCE	A21086CEL65
PRICE	€ 520,000 £ 445,510* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	5
ACCOMMODATION	350 m²
LAND	16467 m²
TOWN	Marciac
DEPARTMENT	Gers
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Immaculate villa + pool + riverside + 1.6 hectares
- Ideal for a family/B&B: 5/6 bedrooms + 5 bathrooms
- Chemin St-Jacques-de-Compostelle just 5-min walk
- Ideal for horses: Route d'Artagnan bridleway 3.5km
- Tarbes 30min; Pau 50min; Ski 70min; Marciac 15min

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SOLD -Ready to move into today, this superb architect-designed villa with swimming pool could not be more perfect for you! Currently a wonderful family home, the property would be ideal for a boutique Bed and Breakfast business since each of its five bedrooms has a private bathroom/shower room.

DESCRIPTIF

Built in 1975, this immaculate country villa of 350m² is set in verdant surroundings bordering a river, yet is within easy walking/cycling distance of the shops, schools and local amenities of a nearby market town. The property is extremely private, with no visible neighbours - a veritable haven of peace and tranquillity.

The property is approached along a private driveway, which leads down to the villa and continues around to a spacious garage. The villa, its adjoining tower and its outbuildings are set around an internal courtyard, which is entered via a unique glazed entrance archway.

From the glazed archway, which opens into the internal courtyard, the villa is to the right of the courtyard and the tower and the outbuildings are to the left of the courtyard. Above the archway is a "gallery bedroom", which joins the villa to the tower.

From the courtyard, the villa's main front door opens into a huge reception room, which has a cosy sitting area with a wood-burning stove, a dining area and sliding doors out to a sun terrace, a covered dining terrace, a south-facing swimming pool and the riverside grounds.

A corridor leading off the reception room leads to a television room, which could be used as a study, an office, a library, a guest bedroom...

On the other side of the reception room, there is a door to the kitchen, which is equipped with a Godin range cooker. Doors from the kitchen lead out to the courtyard on one side and to the covered dining terrace on the oth

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21086CEL65>

COMPLETE FILE AND PHOTO ON REQUEST

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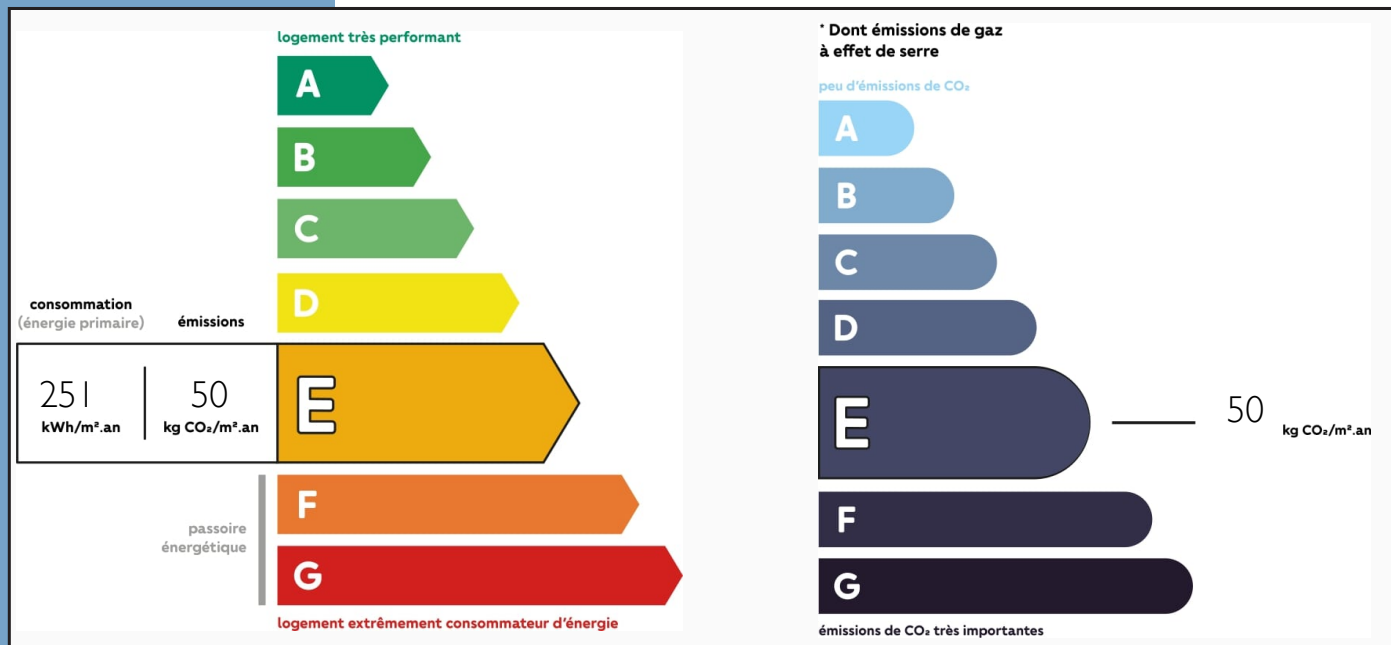


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A21086CEL65
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AND PHOTOS
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