



## BEAUTIFULLY RESTORED ANCIENT GASCON MANOIR & GUEST HOUSE, STONE BARN AND OVER 5 HECTARES OF LAND

BEAUTIFULLY RESTORED  
ANCIENT GASCON  
MANOIR & GUEST HOUSE,  
STONE BARN AND OVER 5  
HECTARES OF LAND...



PROPERTY FACT FILE	
REFERENCE	A2351 IJOM32
PRICE	€ 760,000 £ 654,018* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	459 m <sup>2</sup>
LAND	54865 m <sup>2</sup>
TOWN	Marciac
DEPARTMENT	Gers
LOCATION	50km or less to airport
TYPE	Maison de Vacances, Gite
CONDITION	Excellent condition
FEATURES	Electricity on site, Barns / outbuildings, Private parking
*Price based on current exchange rate which is subject to change	



- Stone property with a gîte and an outbuilding
- Pigeonnier
- Quiet location
- Over 5ha of fenced-off land, a well, ponds
- Panoramic views of the countryside, the Pyrenees

BEAUTIFULLY RESTORED  
ANCIENT GASCON  
MANOIR & GUEST HOUSE,  
STONE BARN AND OVER  
5 HECTARES OF LAND...

Ref : A2351 IJOM32

This exceptional property dates back to 16th-17th century. It is comprised of a manor house (290m<sup>2</sup>), a pigeonnier (169m<sup>2</sup>) converted into a guest house/gîte and a vast stone outbuilding. It sits in an elevated position on 5.48 hectares of fenced-off land and enjoys magnificent and unspoiled views of the surrounding countryside. The

## DESCRIPTIF

A beautiful forged gate marks the beginning of the discovery of this beautiful property, which immediately impresses with all the grandeur of a Gascon manor house. As you enter through a second large wooden door in the stone wall surrounding that part of the property, you will see the north facade of the house with its stained glass windows and, to your left, a pretty pigeonnier that is now a guest house.

Let's start with the main house. This imposing house with its metre-thick stone walls has been carefully restored over the years by the current owners using authentic period features and materials.

You will love the old terracotta floor tiles, the ancient doors with old latches and bolts, the old locks, the high ceilings (3.5m on the first floor and 4m on the first floor), the mouldings, the Louis XV and XVI wood-carved fireplaces. You will admire the north facade with mullioned windows with stained glass, and the beautiful south facade with double-glazed windows and French doors in 18th-century style with transom openings.

The wooden studded double entrance door opens onto a large entrance hall with an impressive 18th century wooden staircase.

At the far left end of the hallway (27m<sup>2</sup>) with beautiful stained-glass windows is an enormous kitchen/dining room (47m<sup>2</sup>). You'll admire the stone door and window frames, the ceiling with large exposed beams and rafters, the stone sink and 18th-century Delphe tiles, and the Gothic fireplace.

Next to the kitchen is a living room

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2351 IJOM32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

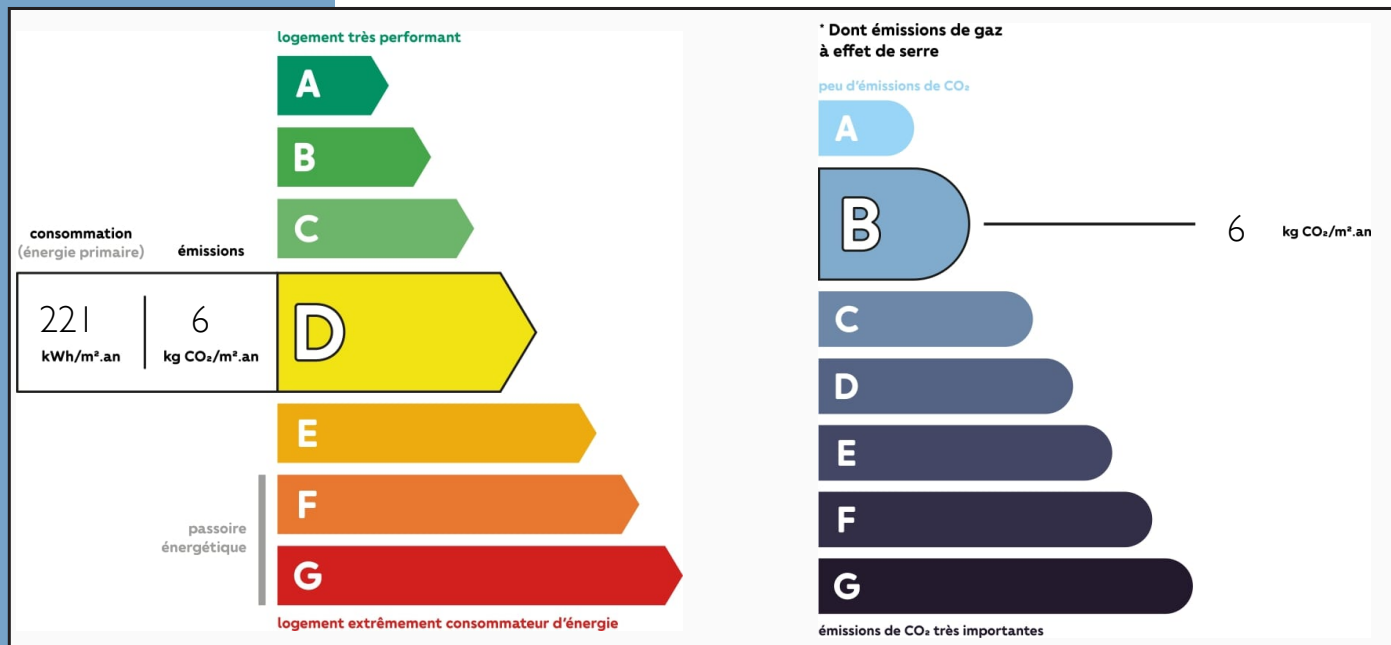
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFULLY RESTORED  
ANCIENT GASCON MANOIR  
& GUEST HOUSE, STONE  
BARN AND OVER 5 HECTARE  
OF LAND...

Ref : A2351 IJOM32

## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A2351 IJOM32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)