



ELEGANT 9 BEDROOM, SOUTH-FACING MANOIR,  
POOL AND BARNs. VIEWS OF THE PYRENEES.  
5.9HA INCLUDING WOOD AND POND.



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## PROPERTY FACT FILE

REFERENCE	I20134CTH32
PRICE	€ 700,000 £ 599,620* <small>*agency fees to be paid by the seller</small>
BEDROOM	9
BATHROOM	7
ACCOMMODATION	384 m <sup>2</sup>
LAND	59859 m <sup>2</sup>
TOWN	Marciac
DEPARTMENT	Gers
LOCATION	Isolated
TYPE	
CONDITION	Good condition
FEATURES	Garage, Barns / outbuildings, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Wonderful panoramic views
- Private and tranquil setting
- Sleeps up to 20 people
- Large salt water pool
- Ideal family home or as a wedding/events business

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Beautiful family home or chambre d'hôte in a private and tranquil setting, with panoramic views of undulating Gascon countryside: sunflowers, vines and views of the Pyrenees. This 18 century property is situated in one of the most popular localities in the Gers département.

## DESCRIPTIF

### MANOR:

Entrance Hall with terra cotta floor tiles and exposed beams and staircase to first floor.

Salon with wood burning stove, terracotta floor tiles – exposed stone walls and beams.

Dining room / bedroom

Farmhouse Kitchen with log burner and original bread oven, terracotta floor and exposed beams and stone walls.

Larder

Downstairs WC

First Floor Main House:

4 double bedrooms 3 with bathrooms.

Pipes for underfloor heating have been installed however they require a heat source of your choice

TOWER -with small private terrace/garden area, which is attached to main house with interconnecting door as well as separate entrance if required.

Ground Floor Tower:

Sitting room with dining area and small equipped kitchen with terracotta tiles and 2 French doors one opening onto main terrace and one to private garden.

First Floor Tower:

Double bedroom with bathroom and views to front and rear.

Second Floor Tower:

Double bedroom with bathroom and views to front and rear.

### COURTYARD GITES /GUEST ACCOMMODATION

Adjoining main house each with separate entrance all on ground floor level overlooking courtyard and Pool terrace.

2 double bedrooms

Shower room with bidet, hand basin and toilet

Kitchen/laundry room with dining area

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/I20134CTH32>

COMPLETE FILE AND PHOTO ON REQUEST



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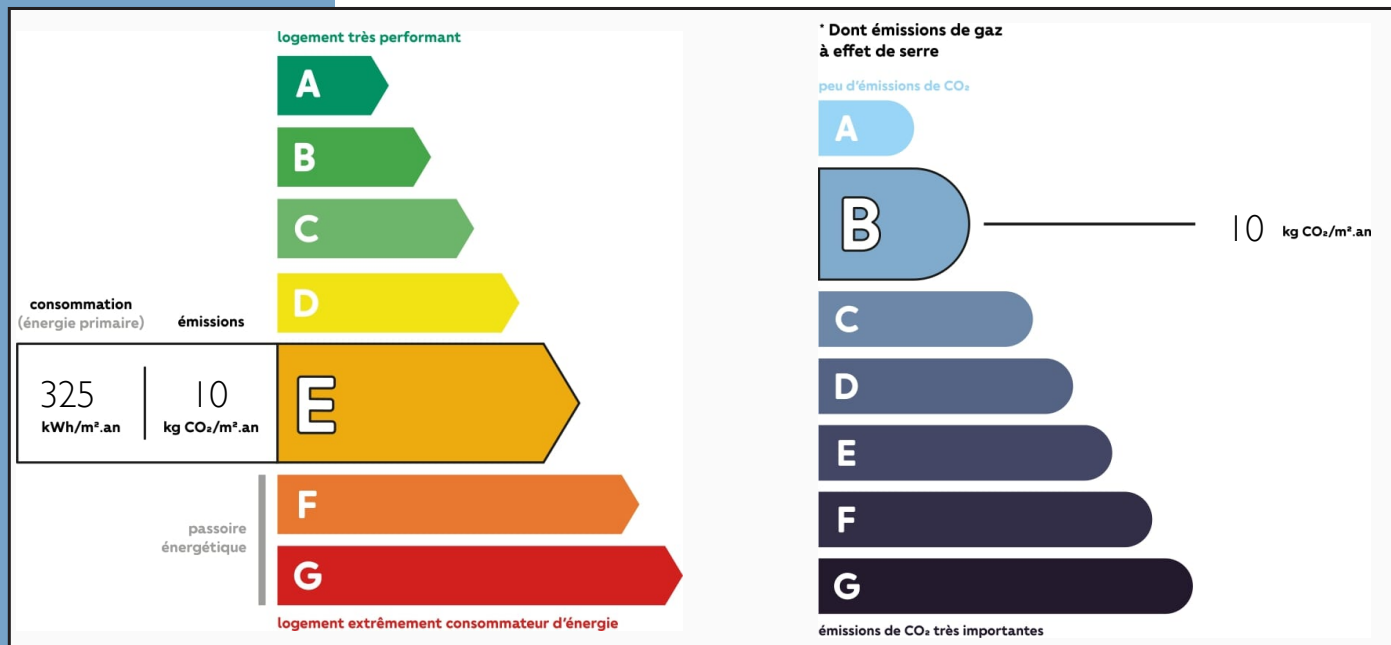


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## ENERGIE-DPE

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



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## CONTACT

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