



EXCEPTIONAL GASCON FARMHOUSE WITH  
TWO THRIVING INDEPENDENT GÎTES AND 1.5  
HECTARES OF PRIVATE PARKLAND.

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OF PRIVATE PARKLA...



PROPERTY FACT FILE	
REFERENCE	A19538NJD47
PRICE	€ 574,000 £ 476,219* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	415 m <sup>2</sup>
LAND	15122 m <sup>2</sup>
TOWN	Saint-Pé-Saint-Simon
DEPARTMENT	Lot_et_Garonne
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Gite
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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This charming, fully restored, former Armagnac estate (415 m<sup>2</sup>) was built in the early 19th century and lies on the fringes of the Parc Natural des Landes de Gascogne, one of the greatest expanses of forest in Western Europe and a haven for nature lovers.

## DESCRIPTIF

With 10 bedrooms and 6 bathrooms, and in excellent condition throughout, there is still ample scope to develop further and the three properties could easily be reconfigured to your requirements. The main house and the first gîte, for example, could be combined to create a larger principle home and still provide a second independent guesthouse with its own gas central heating system. There are also two separate entrance gates and driveways for the main house and the two guesthouses.

One advantage of the current configuration is that both gîtes can be rented out simultaneously by extended families and friends, providing extra space and privacy.

There is fibre optic broadband (2GB) throughout the entire property.

### Main House:

A private driveway leads to the main house where there is covered parking and a workshop.

There is also a covered outdoor terrace from the kitchen side.

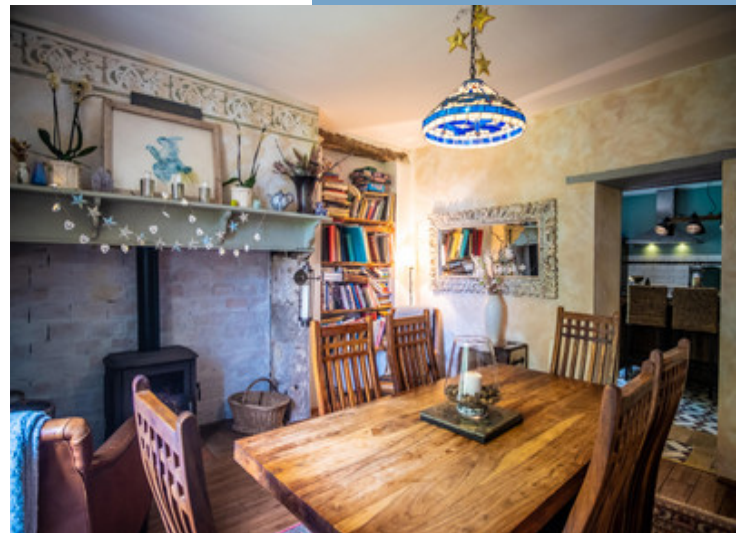
From this door (one of three ground entrances) there is a beautifully fitted kitchen (18 m<sup>2</sup>) with beautiful, original tiled floors.

This leads to the dining room (19 m<sup>2</sup>) with a handsome wood-burning stove.

From here there is a living room (18.5 m<sup>2</sup>) with fireplace and wood burning stove.

There is a central hallway (13 m<sup>2</sup>), which has a wonderful wrought iron spiral staircase. This leads through to the utility room with the gas fired central heating system for the main house and the first gîte.

There is also underfloor heating in both. There is also a downstairs shower room (7.5 m<sup>2</sup>) with washbasin and



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A19538NJD47>

COMPLETE FILE AND PHOTO ON REQUEST

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

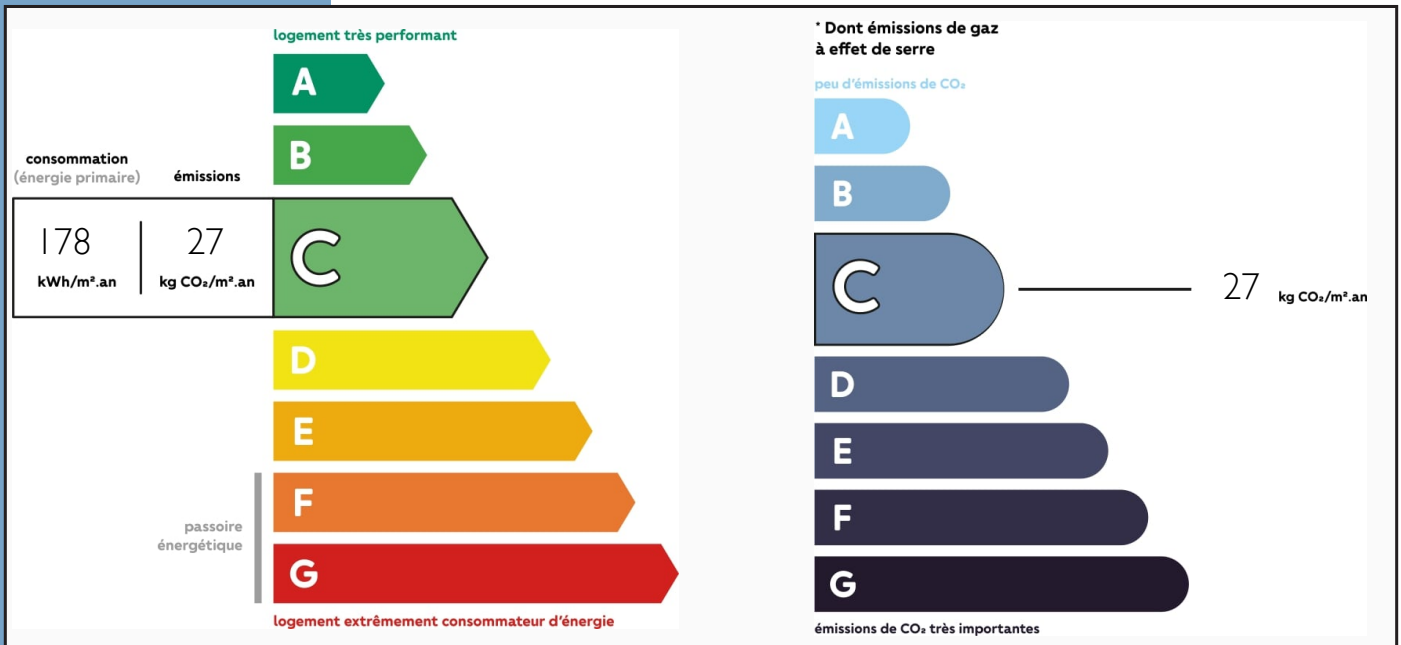
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## ENERGIE-DPE

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

Réf : AI9538NJD47  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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