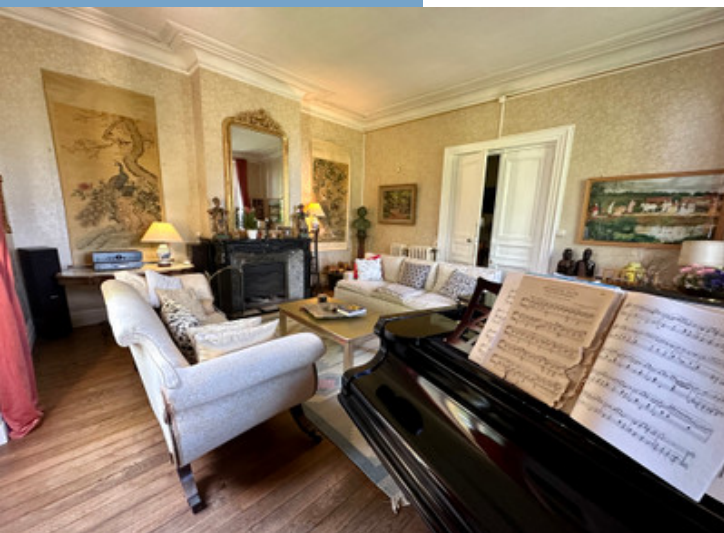




ROMANTIC MAISON DE MAITRE IN GROUNDS OF 6,8HA GERS, SOUTH WEST FRANCE



PROPERTY FACT FILE	
REFERENCE	A21156SAT32
PRICE	€ 690,000 £ 584,810* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	400 m ²
LAND	68000 m ²
TOWN	Nogaro
DEPARTMENT	Gers
LOCATION	
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Private parking, Barns - outbuildings, Detached
*Price based on current exchange rate which is subject to change	



- Elevated position with beautiful views
- Traditional features and character
- Outbuilding to renovate
- Business potential
- BIO surroundings, hobby vineyard

ROMANTIC MAISON DE
MAITRE IN GROUNDS OF
6,8HA GERS, SOUTH WEST
FRANCE...

Ref : A21 I 56SAT32

In the stunning Gers countryside this charming house with high ceilings and luminosity is situated at the end of a sweeping treelined driveway. Enveloped in BIO countryside with a small working vineyard (Cabernet Sauvignon), trees, wood, park, tennis court and rewilding this elegant home is awaiting it's next custodians. Once a former

DESCRIPTIF

Heated by radiators that work off a recently installed heat pump system this economical form of energy has had the infrastructure in place for adding to the system if required.

The house comprises of;

GROUND FLOOR

Entrance hall 30m² an impressive entrance through double wooden/glass doors reveals a grand hallway with patterned stone floor and doors leading to the salons and dining rooms

SALON 29.5m² double aspect, functioning fireplace with shutter and marble surround, radiator

SALON/LIBRARY 27m² marble fire surround, fitted storage and shelving, double patio doors to the garden, radiator

FORMAL DINING ROOM 31.4m² 2 windows, radiator, marble fire surround

BREAKFAST ROOM 25.5m² Inglenook fireplace with wood burner, door to garden, door to entrance hall,

KITCHEN 22m² fully fitted kitchen with granite countertops, central island with integrated dishwasher and sink, 6 ring gas hob/extractor fan, 2 ovens, plate warmer, tiled floor, double glazed door to rear garden, spot lights, ceiling beams

UTILITY 11m² sink, tiled floor, plumbing for washer and dryer, tiled floor, heating system, door to garden

OFFICE 21m² double glazed double patio doors to the garden, tiled floor, spot lights, ceiling beams, radiator

WC

FIRST FLOOR

LANDING 18m²

BEDROOM 31.5m² wooden floor, double aspect, 1 radiator, feature marble fireplace

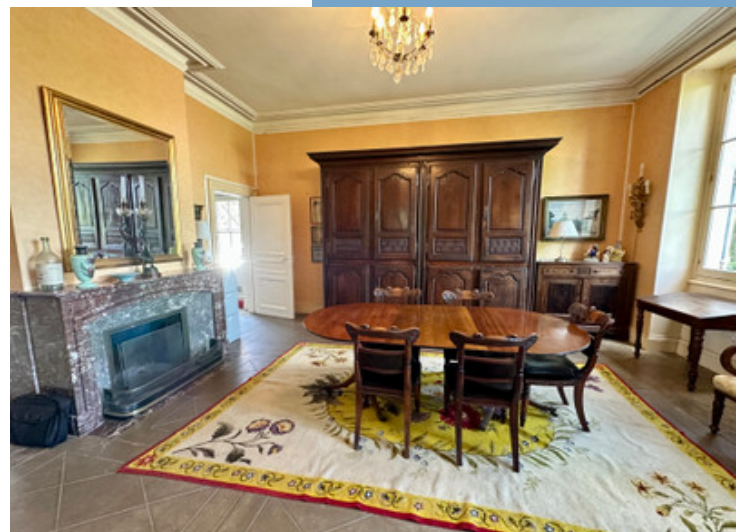
BEDROOM 32m² wooden floor, 1 radiator, white marble feature fireplace with shutter, 3 windows

BEDROOM 27.5m² wooden floor, feature marble fireplace, radiator, win

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A21I56SAT32>

COMPLETE FILE AND PHOTO ON REQUEST



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

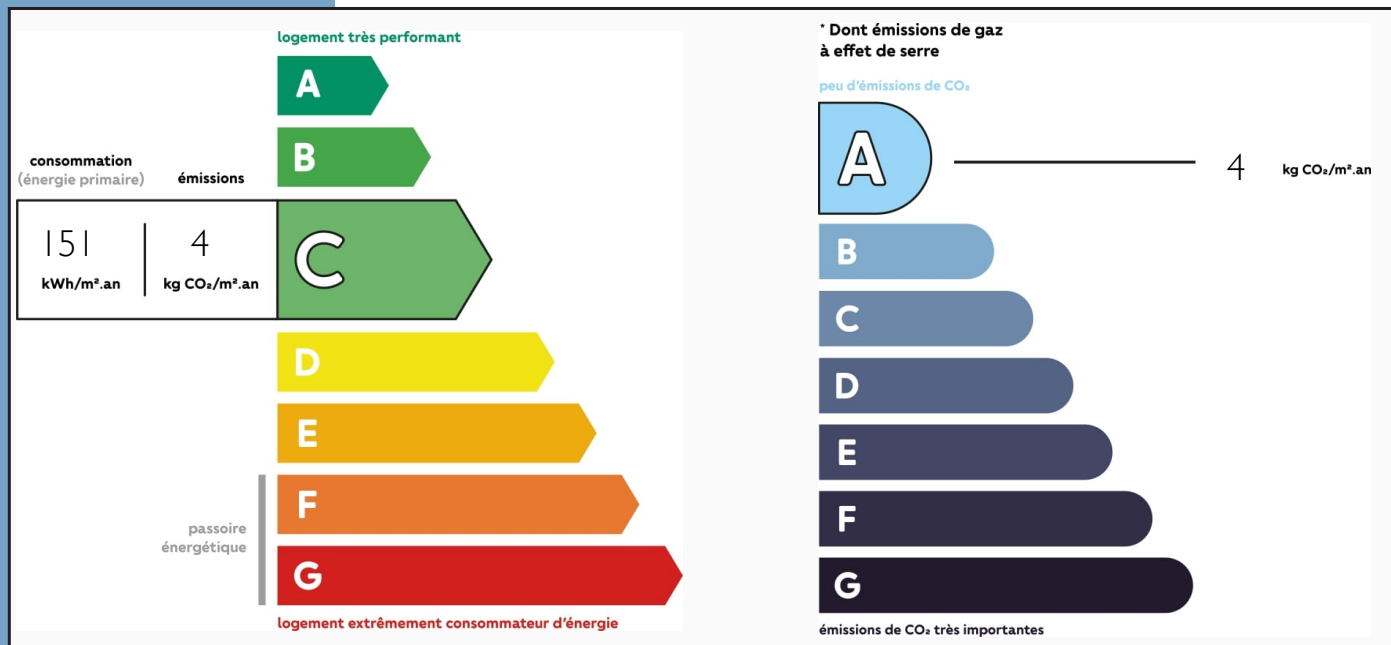
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ROMANTIC MAISON DE
MAITRE IN GROUNDS OF
6,8HA GERS, SOUTH WEST
FRANCE...

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

Ref : A21 I56SAT32

ENERGIE-DPE



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 :A21 I56SAT32
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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