



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

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PROPERTY FACT FILE	
REFERENCE	A2351 IJOM32
PRICE	€ 730,000 £ 618,712* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	459 m ²
LAND	54865 m ²
TOWN	Marciac
DEPARTMENT	Gers
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Private parking, Barns - outbuildings
*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

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This exceptional property dates back to 16th-17th century. It is comprised of a manor house (290m²), a pigeonnier (169m²) 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 (27m²) with beautiful stained-glass windows is an enormous kitchen/dining room (47m²). 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

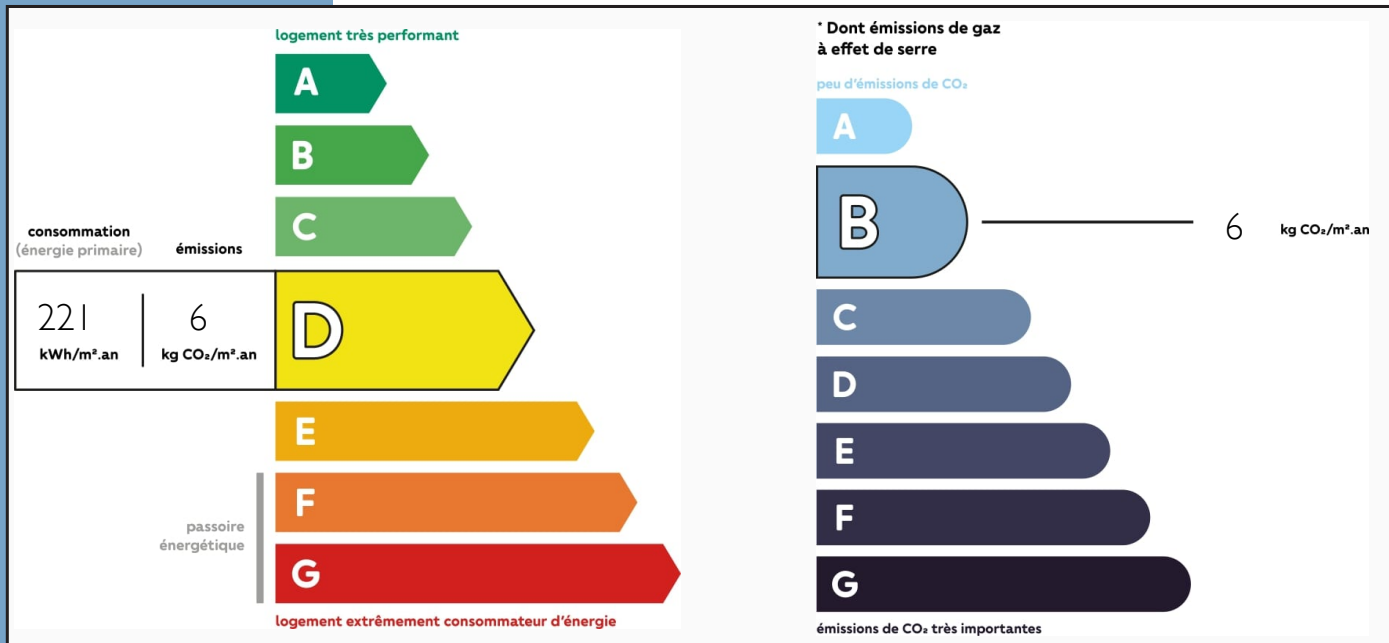


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ENERGIE-DPE

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



NOTICE

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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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