



STUNNING COUNTRY HOUSE WITH GITE,  
HISTORICAL CONNECTION TO THE KNIGHTS  
TEMPLAR. SOME RENOVATIONS TO COMPLETE



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PROPERTY FACT FILE	
REFERENCE	A26201SAT32
PRICE	€ 590,000 £ 489,494* <small>*agency fees included: 5 % TTC to be paid by the buyer (564 370 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	392 m <sup>2</sup>
LAND	40760 m <sup>2</sup>
TOWN	Montesquiou
DEPARTMENT	Gers
LOCATION	
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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Set in the breathtaking rolling hills, in the centre of the Gers (32) you will find this remarkable house with gite and some renovations to complete. Set in 4 Ha of fields (each with its own field shelter and large barn)

La Grange was first gifted to the Knights Templar in 1250.

## DESCRIPTIF

As well as the WOW factor of its medieval past, the areas that have been restored by the current owner have been done so with love and compassion with the ancestry of the house in mind. Their mission was to start a 'full and respectful' renovation knowing the historical importance of the structure. La Grange des Templiers dates back to 1250, this division was the cavalry; they provided shelter and safe passage to pilgrims on their journey to Santiago de Compostela. During the early renovations in 2017, hidden deep within the stone walls, numerous secret carvings were found that had been left by the Knights Templar; the 'Seed of Life' in the centre of the tower had laid undiscovered for 800 years. A renowned historian worked with the current owners and discovered that the 'La Grange' was of deep esoteric significance and most probably used for Templar ceremonies. The period features add a real gravitas; in particular the stone work, openings, arrow slit and arches whilst the modern improvements make this ancient treasure an extremely comfortable home!

Currently the house benefits from:

Mainly double glazed, connected to mains water, electricity and telephone-internet (Broadband) by landline.

Drainage - new septic tank (installed 4 yrs ago).

Heated by pellet and wood burners, and electric radiators.

Solar panels to heat the water for the gite.

The property comprises of:

MAIN HOUSE

GROUND FLOOR:

SITTING ROOM 39.58m<sup>2</sup> with pellet burner, stone feature wall, beamed ceil

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26201SAT32>

COMPLETE FILE AND PHOTO ON REQUEST



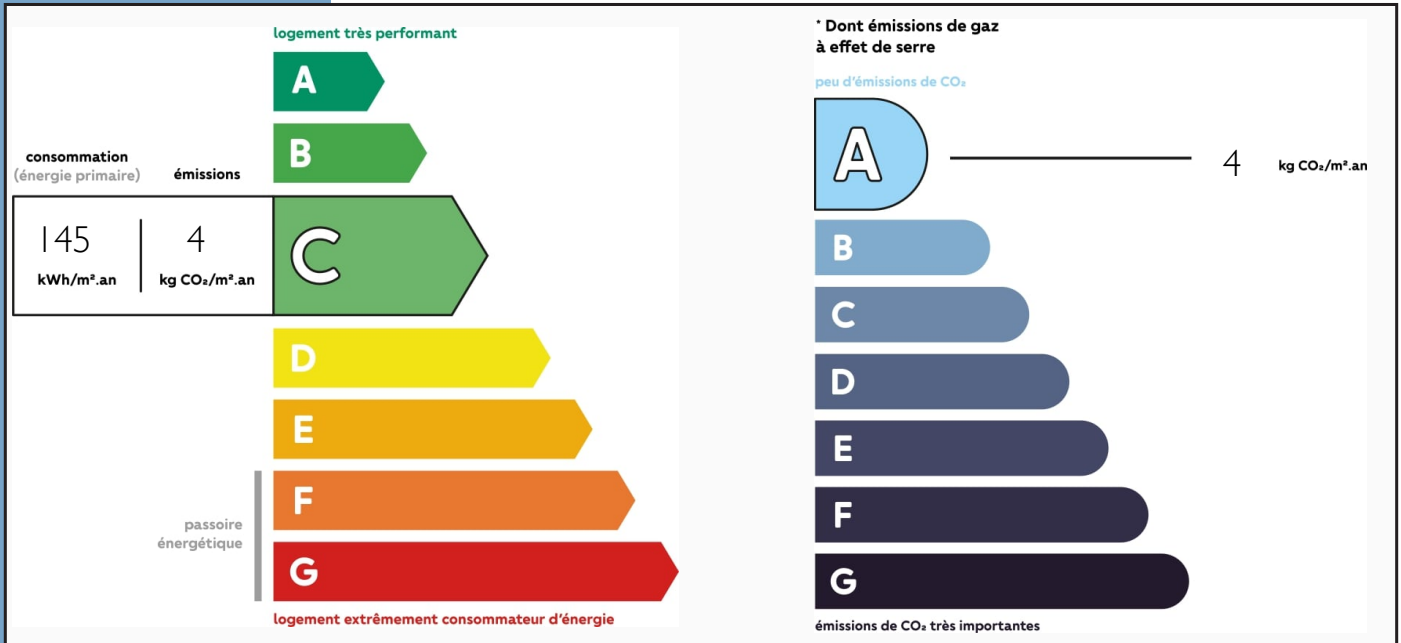


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## ENERGIE-DPE

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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## CONTACT

Réf :A26201SAT32  
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)