



3 INDEPENDENT PROPERTIES + 3 GÎTES +  
STUNNING 34-HECTARE ESTATE WITH LAKE &  
VINES + SUPERB MOUNTAIN VIEWS...



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PROPERTIES + 3 GÎTES +  
STUNNING 34-HECTARE  
ESTATE WITH LAKE &  
VINES + SUPERB  
MOUNTAIN...



PROPERTY FACT FILE	
REFERENCE	A28836CEL32
PRICE	€ 1,790,000 £ 1,517,115* <small>*agency fees to be paid by the seller</small>
BEDROOM	16
BATHROOM	12
ACCOMMODATION	954.81 m <sup>2</sup>
LAND	339011 m <sup>2</sup>
TOWN	Auch
DEPARTMENT	Gers
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Lake, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	





- Estate of 34 hectares with fab business potential
- Manor house + 2 villas + 3 chalets/gîtes + lake
- Ideal for tourism/agriculture/vines/yoga/courses
- Ideal for horses, Route d'Artagnan bridleway 5kms
- Chemin-de-St-Jacques 5km - B&B+food for pilgrims

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Located in a magical hillside setting in the beautiful rolling hills of the Gers, this splendid country estate of 34 hectares with a private lake comprises an exquisite contemporary manor house, two stylish villas and three gîtes/chalets for holiday rental.

## DESCRIPTIF

This wonderful country estate is set amidst the rolling hills of the Gers. Forming a private hamlet, the property comprises a huge contemporary manor house (475m<sup>2</sup>), a large villa (271m<sup>2</sup>), a small villa (115m<sup>2</sup>), three gîtes/wooden chalets to rent out, several outbuildings, a private lake and 34 hectares of land, which includes meadows, woodland, orchards, vines...

Located at the end of a private lane, the hillside estate overlooks a private lake and has fabulous views of the Pyrénées on the horizon. Formerly an agricultural property, the original buildings have been replaced by the manor house and villas - perfect for an extended family wishing to live together but in separate houses.

The manor house has two elegant towers, one of which is ideal to use as a two-bedroom gîte. Most of the 11 bedrooms have en suite shower rooms, so would be perfect for accommodating B&B guests.

Set away from the three houses are three gîtes/wooden chalets, which are rented out to holidaymakers and B&B guests during the summer months, the skiing season and for Christmas and New Year breaks. It might also be possible to create as many as five more gîtes (subject to permission). In addition, planning permission has been granted for an extension of 80m<sup>2</sup> to the smaller villa (foundations already in place), creating yet more accommodation.

Set in an estate of 34 hectares, the land and several of the outbuildings would be suitable for transforming into stables for horses and other farm animals.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28836CEL32>

COMPLETE FILE AND PHOTO ON REQUEST



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

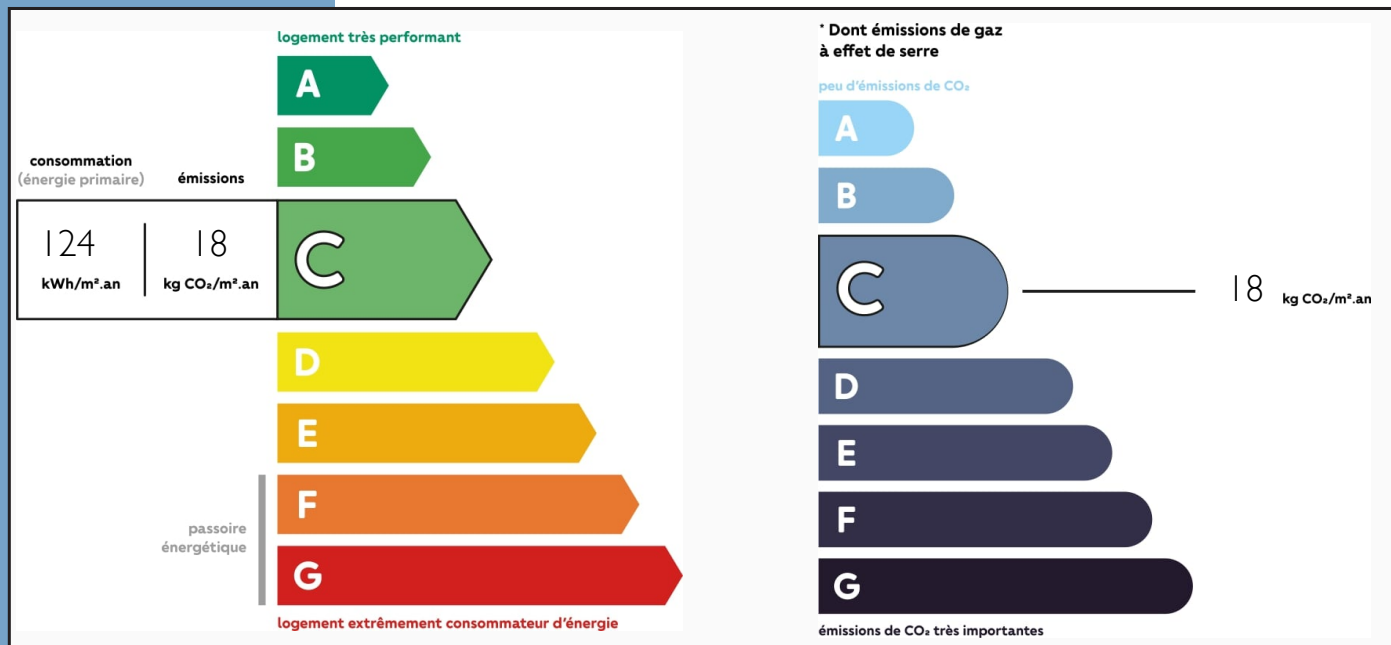
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

Réf : A28836CEL32  
FILE COMPLETE  
AND PHOTOS  
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