



COMPLETELY RENOVATED C18TH FARMHOUSE
+ INDEPENDENT COTTAGE + POOL + TERRACES
+ PANORAMIC COUNTRYSIDE VIEWS

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INDEPENDENT COTTAGE
+ POOL + TERRACES +
PANORAMIC
COUNTRYSIDE...



PROPERTY FACT FILE	
REFERENCE	A30297JSN32
PRICE	€ 850,000 £ 707,243* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	410 m ²
LAND	9832 m ²
TOWN	Saint-Justin
DEPARTMENT	Gers
LOCATION	Isolated
TYPE	Maison, Country House, Villa
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- ensemble of 2 prestigious properties
- pool, lake and pond in landscaped grounds
- panoramic views of the rolling countryside
- Energy A, new solar panels + thermodynamic boiler
- business potential

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This ultimate hideaway in the heart of Gascony is ready for you to move straight into. A tasteful ensemble of two properties renovated to a high standard with an abundance of style, nestled in the rolling hills of the Gascon countryside offering panoramic views that can be enjoyed from any of its 8 terraces including the inviting pool area.

DESCRIPTIF

The large main house, an C18th farmhouse renovated with imagination and flair by a British sculptor and artist offers 295 m2 of living space on two floors accessible through a main front of house door and a side entrance from an adjoining covered terrace. A rated for energy efficiency this house comprises of:

On the ground floor there is a large open high ceiling kitchen 48m2 and living space, a beautiful entrance hall with its double fronted fireplace leads to a large dining room 17m2 and a well-appointed lounge 42m2. A cosy television room 16m2 behind the kitchen completes the accommodation on the ground floor.

The impressive and architecturally unique staircase in the hallway 20m2 leads to a landing and mezzanine 15m2 overlooking the kitchen space which gives access to four well-appointed large bedrooms (21.5m2, 12.5m2, 16m2, 22m2) three of which have en-suite bathrooms. A family bathroom 7.5m2 serves the fourth bedroom. A pretty covered terrace adjacent to the kitchen offers a calm place to take breakfast or afternoon tea. Behind this a useful storage area, office and further storage garage.

Heating: Central heating with connected radiators air-water heat pump 23kW

Sanitary: Thermodynamic hot water tank (Heat pump air-water)

The detached cottage (120m2) is an 18th century barn which has been converted and renovated with imagination and flair by a British sculptor artist. The accommodation is comprised on a single floor accessible through a main side of house door, a ki



More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30297JSN32>

COMPLETE FILE AND PHOTO ON REQUEST

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

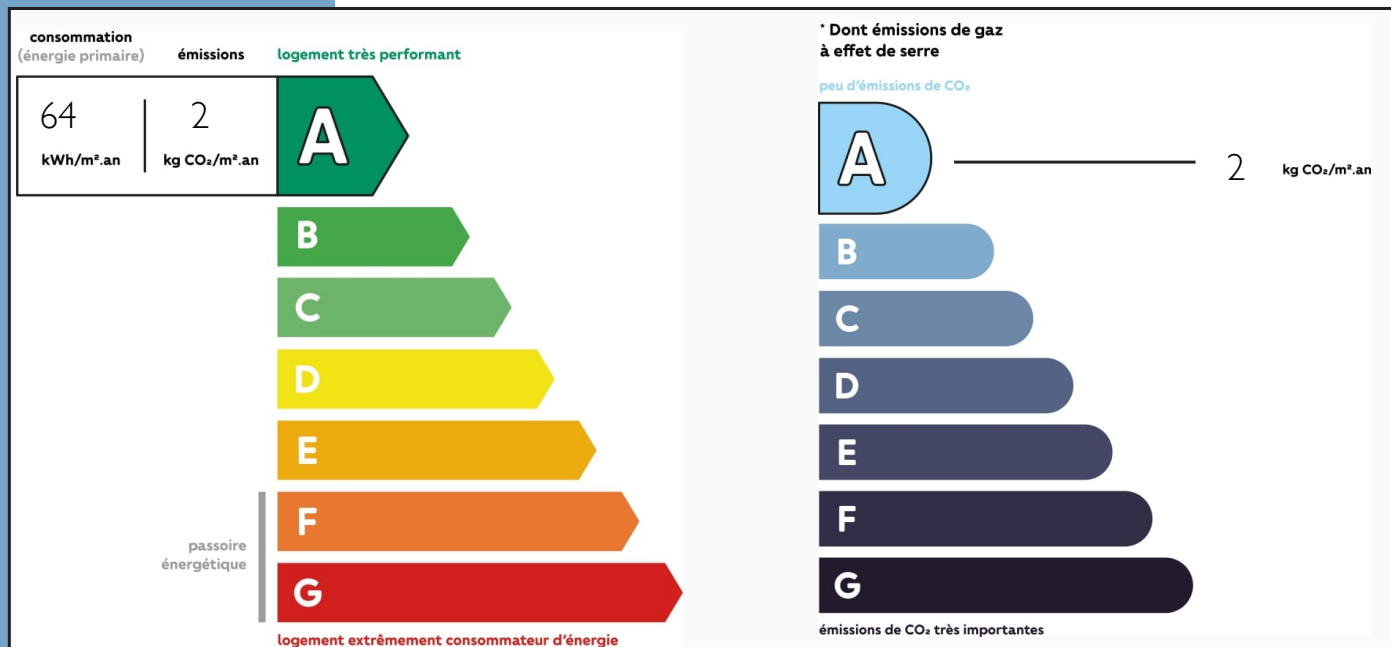
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ENERGIE-DPE

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

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AND PHOTOS
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