

3 GORGEOUS LAKESIDE HOUSES NEAR MARCIAC + 3 GÎTES + 80-ACRE ESTATE + BARNS + VINES + SUPER MOUNTAIN VIEWS...

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PROPERTY FACT FILE

REFERENCE	A28836CEL32
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	12
ACCOMMODATION	955 m²
LAND	339011 m²
TOWN	Marciac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Private drainage, Lake, Garage

*Price based on current exchange rate which is subject to change



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- 80-acre/34-ha estate with huge business potential
- Manor house + 2 villas + 3 chalets/gîtes + lake
- Ideal for tourism/agriculture/vines/yoga/courses
- Perfect for horses, Route d'Artagnan bridleway 5km
- Chemin-de-St-Jacques 5km -> B&B+meals 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 a contemporary manor house, two villas and three gîtes/chalets for holiday rental.



DESCRIPTION

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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 (475m²), a large villa (271m²), a small villa (115m²), 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 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 Formerly an agricultural property, the original buildings have been replaced by the manor house and villas - perfect for an extended family wishing to live together but in separate houses.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 should also be possible to create additional gîtes in the garden chalet and the bergerie. In addition, planning permission has been granted for an extension of 80m² to the smaller villa (foundations already in place), creating yet more accommodation.



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

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A28836CEL32

COMPLETE FILE AND PHOTO ON REQUEST

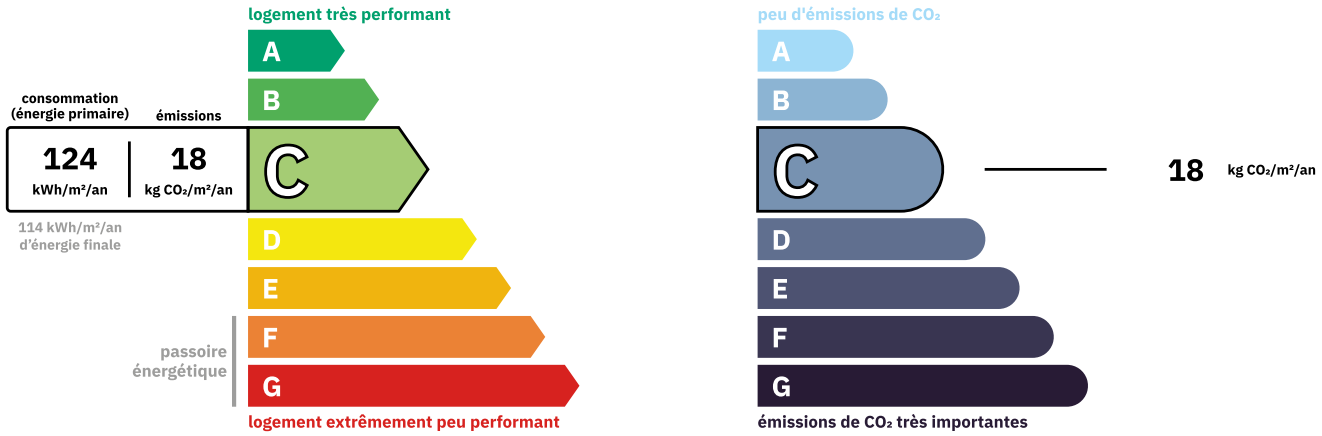
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3169 € and 4287€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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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