



EXCEPTIONAL PROPERTY + PRIVATE + AMAZING  
VIEWS + HEART OF THE GERS + POOL +  
INDEPENDENT COTTAGE

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...



PROPERTY FACT FILE	
REFERENCE	A32716JSN32
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	485 m <sup>2</sup>
LAND	91322 m <sup>2</sup>
TOWN	Jegun
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Renovated to a high standard
- Private
- Swimming Pool
- Separate accommodation for family/friends
- 

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Situated in what is known as 'Little Tuscany' in the rolling hills of the beautiful Gers, this idyllic property has been totally renovated to an exceptionally high standard. The current owners have sympathetically restored this grand property with traditional features such as; exposed stone, grand beams, and the unique, 'cave a descente' which can be

## DESCRIPTIF

As you enter in to the house in the entrance hall you are greeted by the stunning staircase, and the welcoming feeling that this house presents.

On the ground floor

To the left is a large bedroom - 40m<sup>2</sup>, leading to a shower room with a toilet - 14m<sup>2</sup>.

To the right is the living room with an open fire - 34m<sup>2</sup>. Continuing on up a few steps, you enter the heart of the house, a fabulous open planned kitchen/living/dining room - 71m<sup>2</sup>, from this room you can access the terraces and the cave.

Following on descending a few steps in to a hallway, is another bedroom - 27m<sup>2</sup>, and shower room - 4m<sup>2</sup> and a separate toilet, a large utility room with plumbing for the washing machine.

On the first floor

Another bedroom, again of good proportion - 34m<sup>2</sup> with a shower room and toilet - 10m<sup>2</sup>

The master bedroom - 42m<sup>2</sup>, a walk in closet - 10m<sup>2</sup> and a luxurious bathroom with stand alone bath and large shower - 16m<sup>2</sup>.

The guest cottage, can be accessed via the main house, but also has its own independent access consisting of:-

An open planned living room to kitchen - 48m<sup>2</sup>

a laundry room - 8.5m<sup>2</sup>

3 bedrooms - 11m<sup>2</sup>, 13m<sup>2</sup> and 14.5m<sup>2</sup>

A bathroom with bath, shower and WC - 7.5m<sup>2</sup>

The guest cottage terrace opens on to the pool area with views over the countryside and the lovely gardens.

Other external buildings a workshop - 20m<sup>2</sup>, a very large shed - 150m<sup>2</sup> and a pigeonnier - 38m<sup>2</sup>

All measurements are approximate

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Information about risks to which this property is exposed is available on the Géorisq

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32716JSN32>

COMPLETE FILE AND PHOTO ON REQUEST

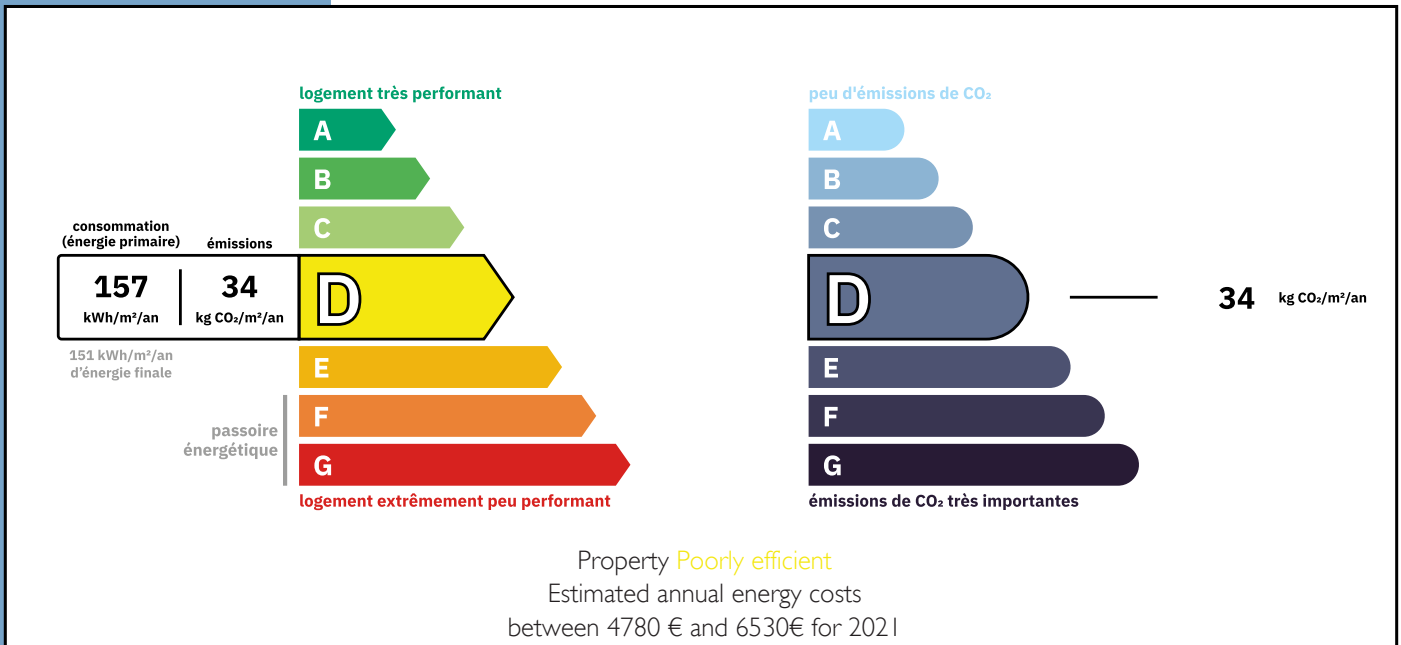


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<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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