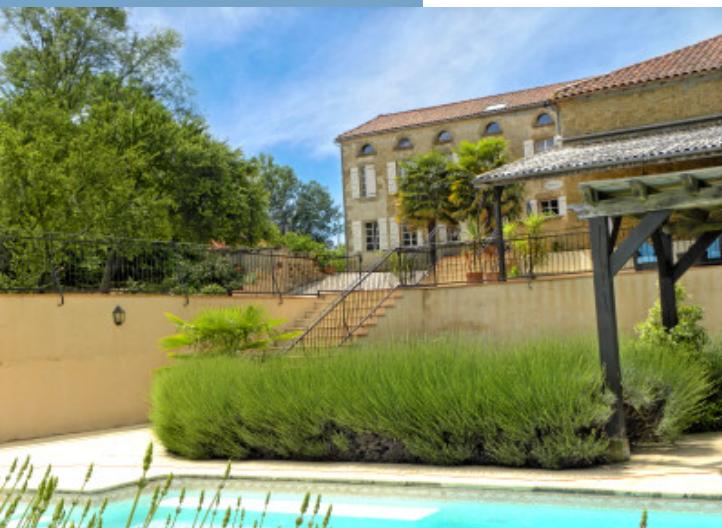




LUXURY MANOR WITH PYRENEES VIEWS, POOL
& B&B POTENTIAL NEAR MARCIAC, GERS 32
SOUTH WEST FRANCE

LUXURY MANOR WITH PYRENEES VIEWS, POOL & B&B POTENTIAL NEAR MARCIAC, GERS 32 SOUTH WEST FRANCE...



PROPERTY FACT FILE

| | |
|---------------|---|
| REFERENCE | A42650SAT32 |
| PRICE | € 615,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (585 715 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 7 |
| ACCOMMODATION | 512 m ² |
| LAND | 13350 m ² |
| TOWN | Couloum -Mondebat |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Other Drainage, Private parking |

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



- Pyrenees and countryside views
- Luxury B&B (turnkey) or elegant family home
- Restored manor with 1662 barn and character
- Heated pool, terraces and one hectare gardens
- Easy access to Toulouse & Bordeaux airports

LUXURY MANOR WITH PYRENEES VIEWS, POOL & B&B POTENTIAL NEAR MARCIAC, GERS 32 SOUTH WEST FRANCE...

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Set in the heart of the Gers this exceptional 19th-century manor house offers a rare blend of character, tranquillity and income potential. Currently operated as a successful luxury bed and breakfast, it would equally suit a spacious and elegant family home. The estate sits on over one hectare of land with panoramic views across rolling

DESCRIPTION

Nestled in the heart of the Gers, a short drive from Marciac and its world-renowned international jazz festival, this beautifully restored property offers the rare chance to step straight into a turnkey B&B or an elegant family home. Surrounded by rolling countryside, sunflower fields, and timeless Gascon charm, it combines proven lifestyle appeal with strong income potential. Guests—and owners—are drawn by the region's relaxed pace, vibrant cultural calendar, and exceptional food and wine. Whether your dream is hosting discerning travelers or enjoying refined country living with a musical soul, this is a place that truly sings

FURNITURE PACKAGE AVAILABLE - ASK FOR FURTHER DETAILS

With easy access to Toulouse and Bordeaux international airports, this is a rare lifestyle property in South-West France.

BRIEFLY COMPRISED OF;
GROUND FLOOR

BREAKFAST ROOM 40m2 with pellet stove in dining area

KITCHEN 29.6m2 bespoke oak fitted kitchen with mountain views

UTILITY ROOM 18.5m2

BOILER ROOM 10m2

SHOWER ROOM

GRAND RECEPTION ROOM 90m2 wood burner, accessed via the courtyard and opens to an OFFICE 38.5m2

SITTING ROOM 28m2

ENTRANCE HALL 16m2

BEDROOM 1 26m2 opens to bathroom

FIRST FLOOR

BEDROOM 2 20.5m2

LANDING

BEDROOM 3 24m2

MASTER BEDROOM 52.5m2 with dressing room, storage area and bathroom

SECOND FLOOR

More Online :

<https://leggett-prestige.com/luxury-property-for-sale/view/A42650SAT32>

COMPLETE FILE AND PHOTO ON REQUEST

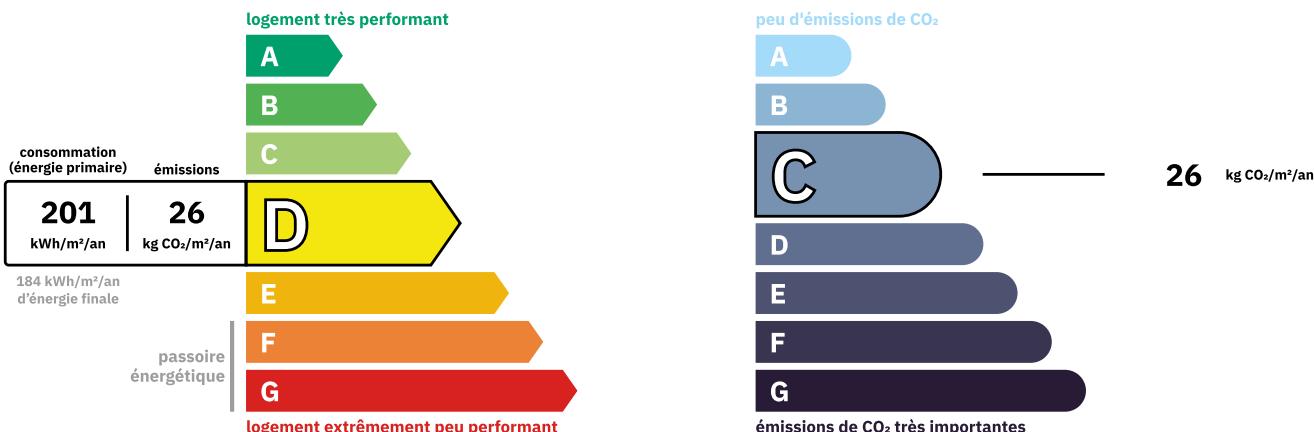


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ENERGIE-DPE

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



Property Poorly efficient

Estimated annual energy costs
between 8040 € and 10920€ for 2021

NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A42650SAT32

FILE COMPLETE
AND PHOTOS
ON REQUEST

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