



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

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MARCAC, GERS 32 SOUTH
WEST FRANCE...



PROPERTY FACT FILE	
REFERENCE	A42650SAT32
PRICE	€ 615,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (585 715 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	7
ACCOMMODATION	512 m ²
LAND	13350 m ²
TOWN	Couloumé-Mondebat
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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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.

As well as benefiting from a wood burner and pellet burner ALL living areas have heating and are equipped with sufficient radiators.

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 opens to bathroom 37 m²

FIRST FLOOR

BEDROOM 2 with bathroom 25m²

LANDING

BEDROOM 3 with bathroom 37m²

MASTER BEDROOM 100m² with dressing room, storage area and

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST



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

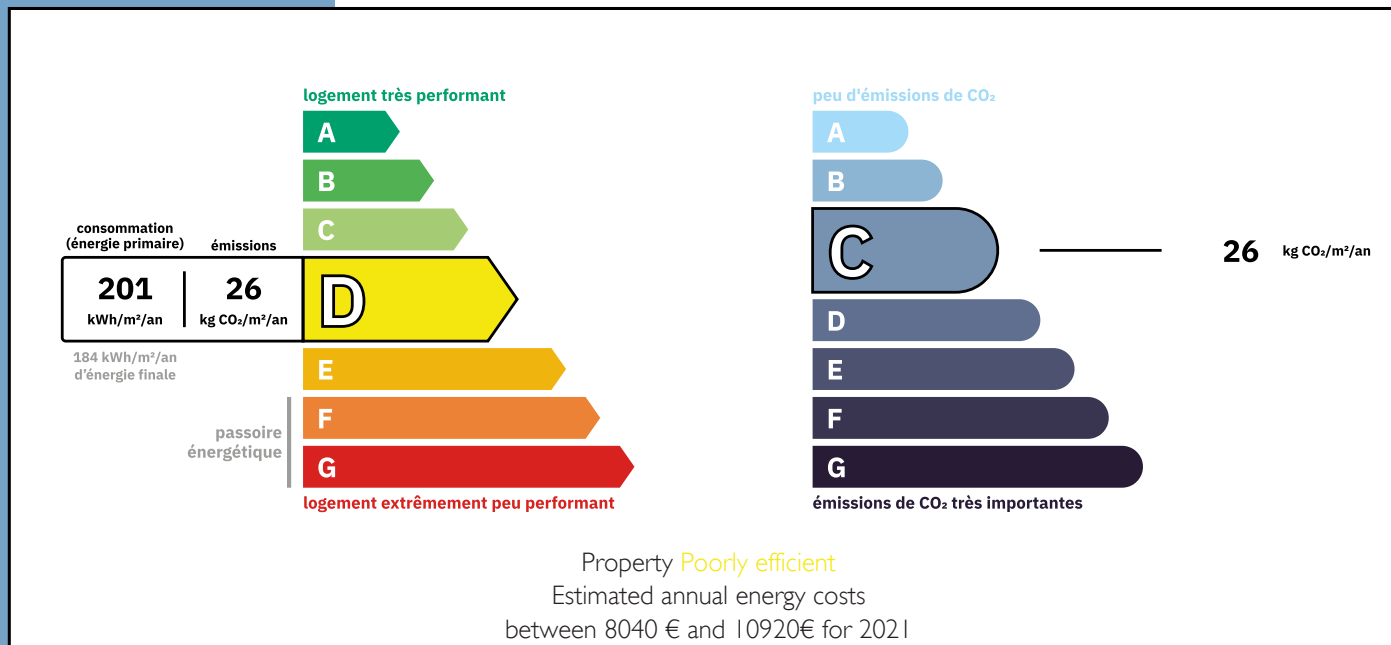
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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

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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

Réf :A42650SAT32
FILE COMPLETE
AND PHOTOS
ON REQUEST

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