LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



ELEGANT STONE VILLAGE HOUSE WITH POOL & GUEST COTTAGE – GERS COUNTRYSIDE VIEWS

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PROPERTY FACT FILE

REFERENCE	A43490NK32
PRICE	€ 598,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (564 151 EUR hors honoraires)
BEDROOM	10
BATHROOM	6
ACCOMMODATION	570 m²
LAND	1442 m²
TOWN	Miradoux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, Garage

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





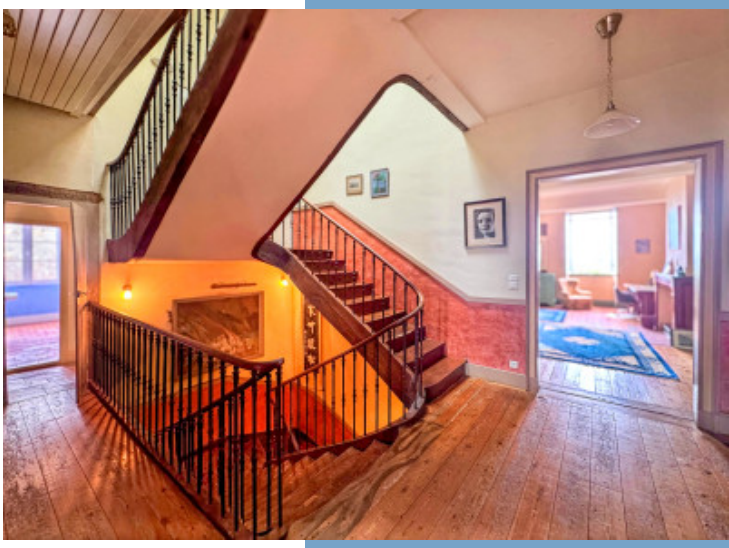
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Step into a rare French village treasure in northern Gers, perched on the historic ramparts with sweeping views to the Pyrenees. This charming stone house blends character, comfort, and light-filled space, featuring a lounge with fireplace, dining room, country kitchen, and 8 bedrooms across three floors. Outside, a sun-drenched south-facing







DESCRIPTION

KEY FEATURES:

- Generous main house with high ceilings, beams, original wooden staircase, and characterful flooring
- 8 bedrooms over three floors, ideal for family living or hosting guests
- Lounge/library with fireplace, separate dining room, country kitchen, and office/TV room
- Independent 2-bedroom guest cottage for visitors or rental potential
- Garden with south-facing courtyard, covered terrace, and swimming pool
- Garages, cellar, and workshop providing practical storage
- Oil-fired central heating, mains drainage

GROUND FLOOR:

- Entrance hall 27 m² with WC and storage
- Kitchen 26.5 m² with original stone sink
- Boiler/utility room 28 m²
- Dining room 27.35 m²
- Living room 41.5 m² with fireplace
- Office/TV room 17 m²
- Bedroom 1 (25 m²) with dressing (5.3 m²) and bathroom (8.4 m²)

FIRST FLOOR:

- Landing 18.15 m² with hallway 12.7 m²
- 5 bedrooms ranging from 10.5 m² to 44.5 m²
- 3 bathrooms and 2 separate WCs
- Utility room 13 m²

SECOND FLOOR:

- 2 bedrooms (12.6 m² each)
- Bathroom 4.75 m² with shower, plus separate WC

GUEST COTTAGE:

- Ground floor: kitchen 8 m², living/dining 48 m², utility 4 m², WC
- First floor: 2 bedrooms (23 m² & 30 m²), bathroom 5.7 m², WC

EXTRA:

- Bourgeois-style stone property full of charm and authenticity
- Oil-fired heating in the main house; wood s...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43490NK32

COMPLETE FILE AND PHOTO ON REQUEST

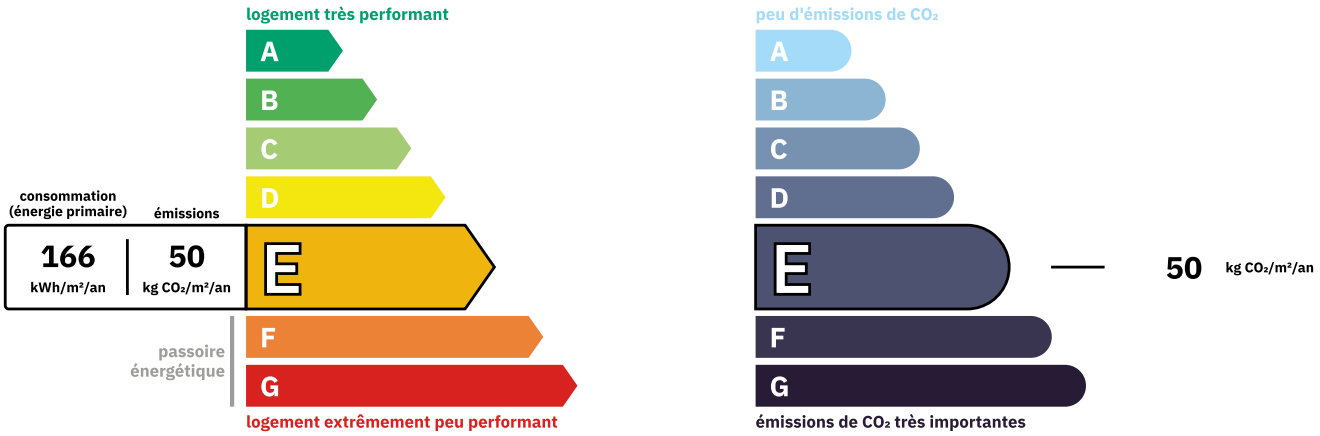
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5930 € and 8090€ 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.

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 :A43490NK32
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