



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



PROPERTY FACT FILE	
REFERENCE	A43490NK32
PRICE	€ 598,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (564 151 EUR hors honoraires)</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	570 m ²
LAND	1442 m ²
TOWN	Miradoux
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Habitable, Good condition
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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

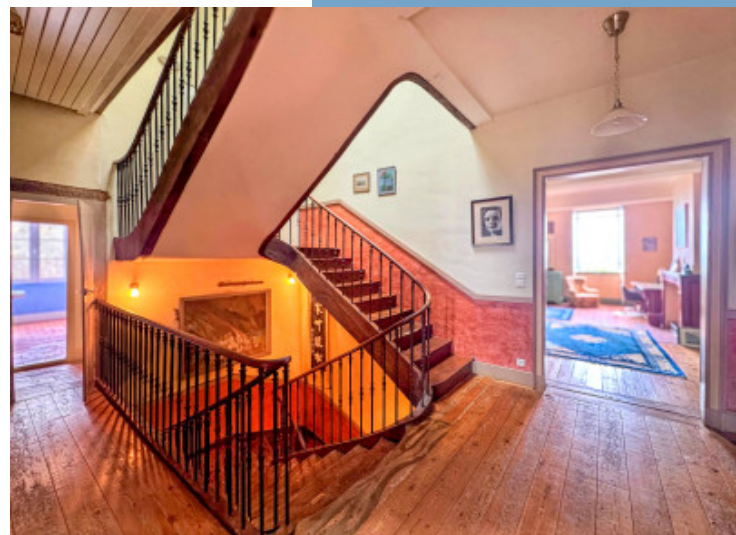
EXTRA:

- 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

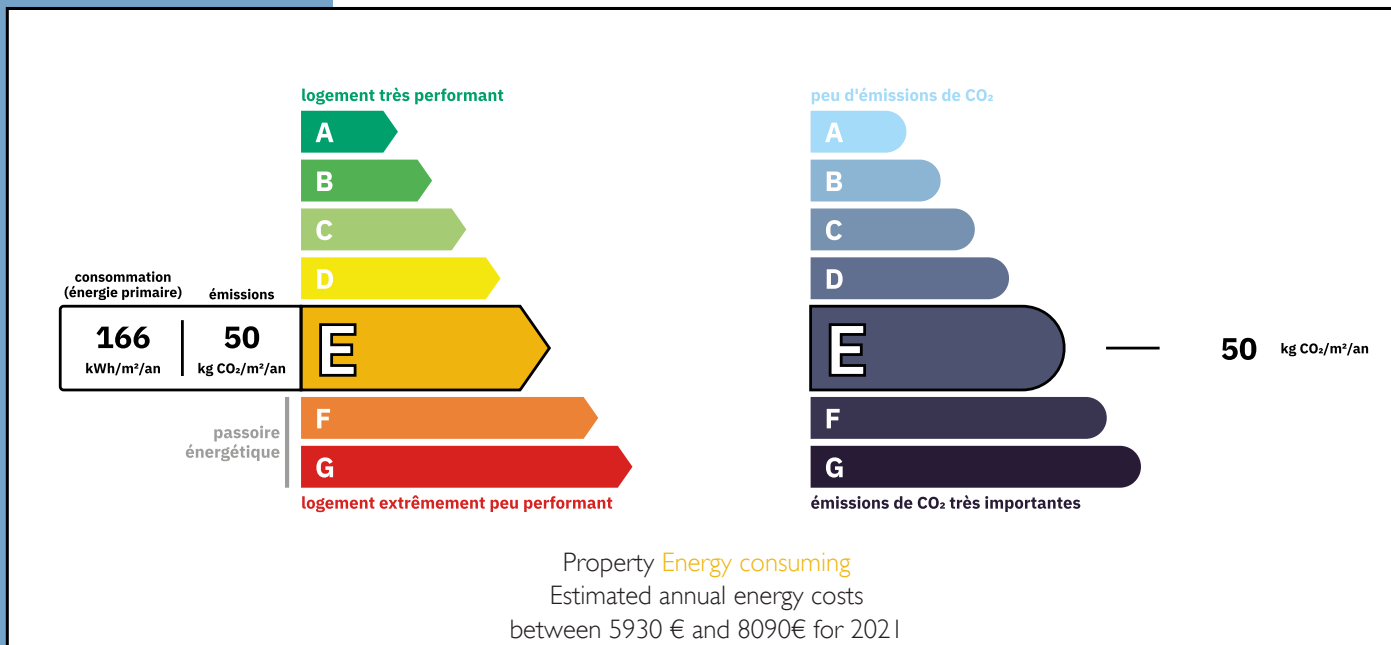


ELEGANT STONE VILLAGE
HOUSE WITH POOL & GUEST
COTTAGE – GERS
COUNTRYSIDE VIEWS...

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



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CONTACT

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FILE COMPLETE
AND PHOTOS
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