

FOR SALE

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LOMAGNE PROPERTIES



4



4



1,66 h



295m2



YES



Ref : 88980

€ 658,000

Agency fees included and paid by vendor

Golf, Car and Nature loverslook no further!

Hidden away off the beaten track sits this lovely Maison de Maître, surrounded by its own garden and with views of the Gers countryside. Full of original features, parts of the property have been renovated, other parts are just waiting for the new owner to come along. The house and its surroundings just beg for large family gatherings - the double salon with old stone fireplace is a perfect spot for getting together, the kitchen, opening onto the dining room is social heaven, there is loads of space for everyone to sleep and the pool area with terrace is super inviting in the summer months, with the calm and quiet of the countryside all around. This is also a car lovers paradise with the large professional garage! And the gîte is a bonus, which could provide revenue, or just be additional space for friends. With room to convert and move up and out, there are endless possibilities for this lovely house. Flat easy-to-manage garden, all beautifully maintained, and well worth a visit.

Sewage system – compliant septic tank

Heating – fuel

Taxe Foncière – 4042€ pa

Distance airport – 1hr 20 minutes

Basic amenities – 7 minutes

DPE/GES – D154/D47

- **Very quiet position but not isolated**
- **Swimming pool**
- **Recently refurbished gîte – business opportunity**
- **Professional garage**
- **Close to Golf**

Location: Situated in the Gers (32), 1hr 20 mins from Toulouse Blagnac International airport and less than an hour to Agen TVG train station with links to Bordeaux and Paris.

Access: Down a long private rural driveway, with no close neighbours and no vis-à-vis. Surrounded by trees and nature. 5kms to a market town with all facilities (Fleurance).

Habitable space: 295m²

Main house ground floor:

- Entrance hall (13,6m²) – exposed timber framing
- Salon (62,5m²) – Double salon with working fireplace, tomette tiles and french doors to garden
- Kitchen (12,7m²) – modernisation may be required leading to
- Dining room (20,4m²) – tiled floor, decorative fireplace
- Shower room (6,3m²) – shower, sink and separate WC
- Laundry area (15,1m²) – cupboard with hot water tank, leads to shower room, wine store and can communicate with the gîte.
- Second WC under the stairs

Main house first floor:

- Bedroom 1 (24,1m²) – wooden floors, marble topped mantelpiece
- Bureau/child's room (19,9m²) – communicates with bedrooms 1 & 2
- Bedroom 2 (21,4m²) – wooden floors, marble topped mantelpiece
- Bedroom 3 (17,9m²) – original wooden floors
- Playroom/Storage (16,4m² footprint – 5m² with adequate head height)
- Shower 1 (5m²) – new walk-in shower and sink
- Shower 2 (4,75m²) - new walk-in shower and two sinks
- Separate WC
- Landing and corridor (16m²) – lead to attic that can be renovated, period staircase

Gîte (50m²)

- Living space (21,7m²) – old fireplace, separate entrance, no kitchen (to be completely fitted)
- Bedroom (11,6m²)
- Shower room (12,7m²) – new walk-in shower, two sinks, WC
- Corridor (3,6m²)

Exterior:

- Swimming pool 10m x 5m - salt-water with liner & electric cover
- Professional garage/workshop with office (9m²) & space for three cars, equipped with air-con, built in 2017 (92m² + 30m²)
- Well – no pump, always water.
- Fruit trees – cherry, walnut, plum...
- Roof in good condition
- Wood double glazing throughout
- Outbuildings – garage 50m², pool equipment (6m²) wine store (15m²) and storage area (21m²)
- 1,5 h of garden including with trees, very well maintained and a long private driveway.

Additional info:

- DPE D 154/D 47
- Fuel central heating plus fireplace in the salon
- Revenue generating – on a walking path that connects with the GR 65
- Fibre optic available – not connected
- Close to a golf course



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed is available on the Georisques website. Non contractual document.

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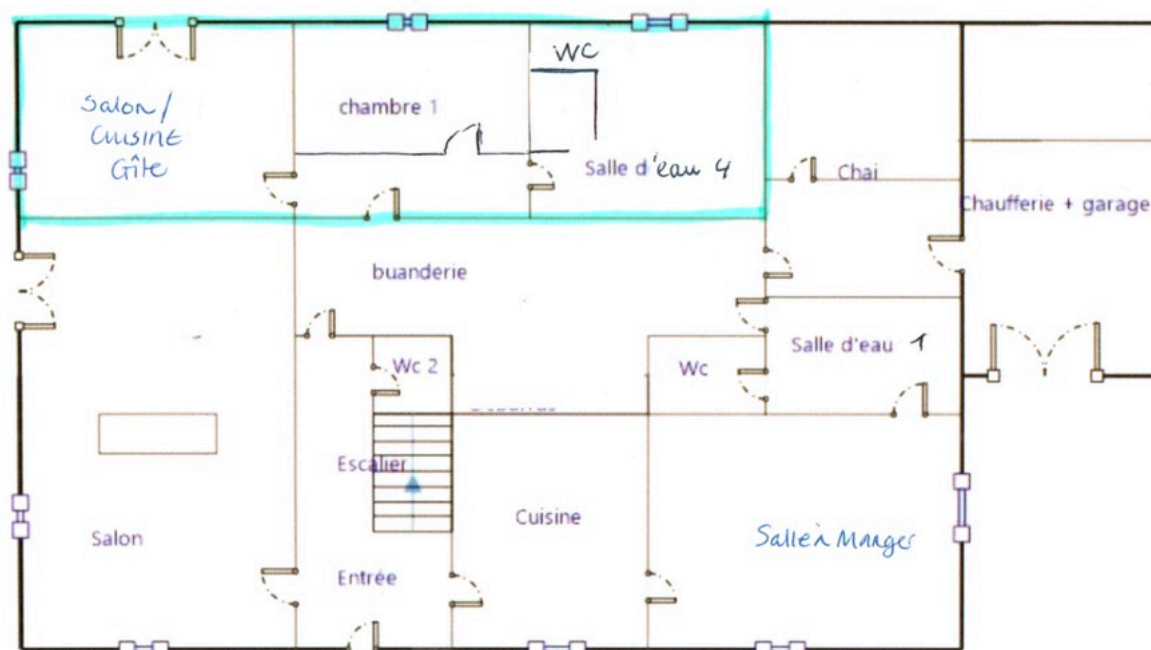
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Ground floor – main house and gîte



First floor

