

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



6



6



5,3 ha



740 m2



YES



Ref : 79772

€ 2,450,000 Agency fees included

Exceptional Gascon Chateau with stunning views

Nestled in peaceful parkland bordered by a river, this beautifully restored château combines historic charm with modern comfort. Ideally located near a village with amenities, it offers breathtaking views over vineyards and countryside. The property features spacious living areas, including a grand entrance, elegant rooms with period details, and multiple terraces for outdoor relaxation. Luxurious en-suite bedrooms, a cosy lounge, and ample storage. Additional highlights include charming outbuildings, a large office/atelier space, guest accommodation and landscaped grounds with a pool area. The property offers potential for further personalization and is perfect for those seeking tranquility and elegance in an idyllic setting.

Sewage system – septic tank

Heating – Fuel oil and wood

Taxes Foncière – 3800€ pa

Distance airport – 1h30 minutes

Basic amenities – 12 minutes

DPE/GES – D 139/D 43

- Grand and elegant
- Separate Guest Accommodation
- Spacious office/workshop space
- Close to local amenities and services
- Sold furnished

Location: Department Gers, close to Eauze. Airport Toulouse approx. 1h30 min and TGV train station Agen at 60 minutes.

Access: Sitting on more than 5,3 hectares, parkland garden.

Layout: Total of 740m² habitable space. Main house 500m²

Ground floor:

- Living room 1 - 51 m²
- Living room 2 - terrace access - 34 m²
- Dining room - terrace access - 54 m²
- Library - 35 m²
- Kitchen - 87 m²
- Back kitchen - 14 m²

First floor:

- Landing - 45 m²
- Bedroom 1 - 28 m²
- Bedroom 2 + bathroom - 41 m²
- Bathroom - 29 m²
- Bedroom 3 + shower room - 30 m²
- Nursery or small bedroom en-suite - 14 m²

Outbuildings:

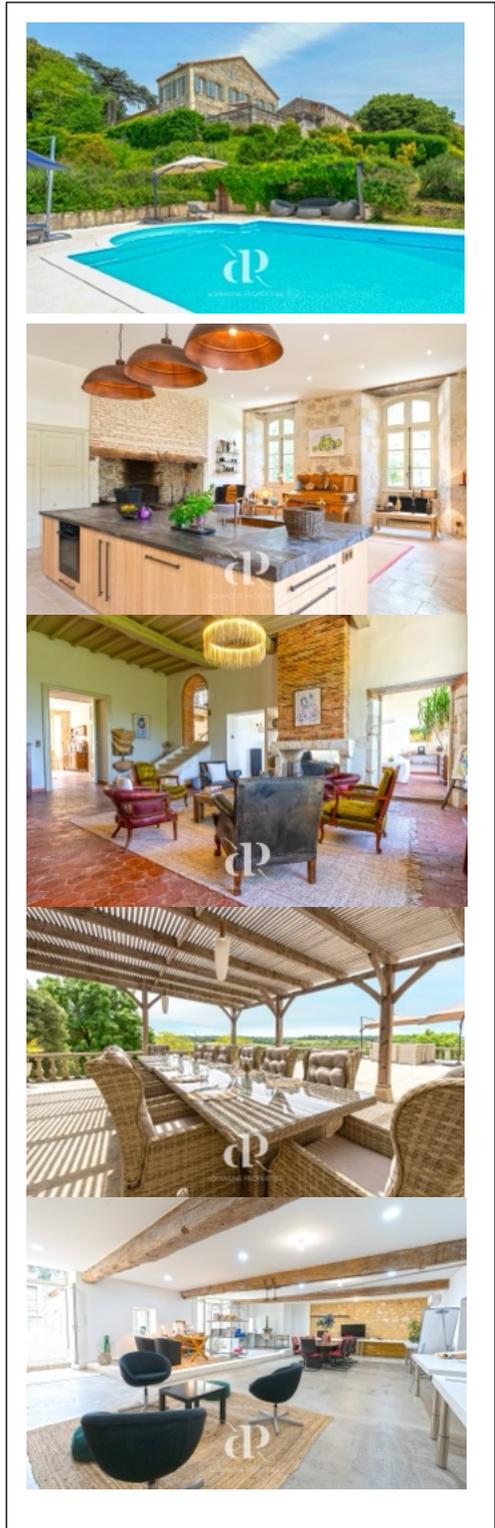
- Outbuilding 1 - 60 m²
- Workspace - 104 m²
- Garage - 45 m²
- Boiler room - 43 m²
- First floor outbuilding - 263 m²
- Apartment 1 - 42 m²
- Apartment 2 - 60 m²
- Apartment 3 with mezzanine - 72.70 m²
- Chapel - 17 m²
- Outbuilding 2 - 165 m²

Condition:

- In excellent condition.
- Doubled glazing with wood surrounds
- Fuel central heating.
- Recently renovated.

Additional info:

- Heated swimming pool (12m x 5m) – tiled terrace, pool house with WC, and summer kitchen
- Covered terrace to the side of the house
- 5,3 hectares = 13.2 acres
- Property tax 3800 euros annually



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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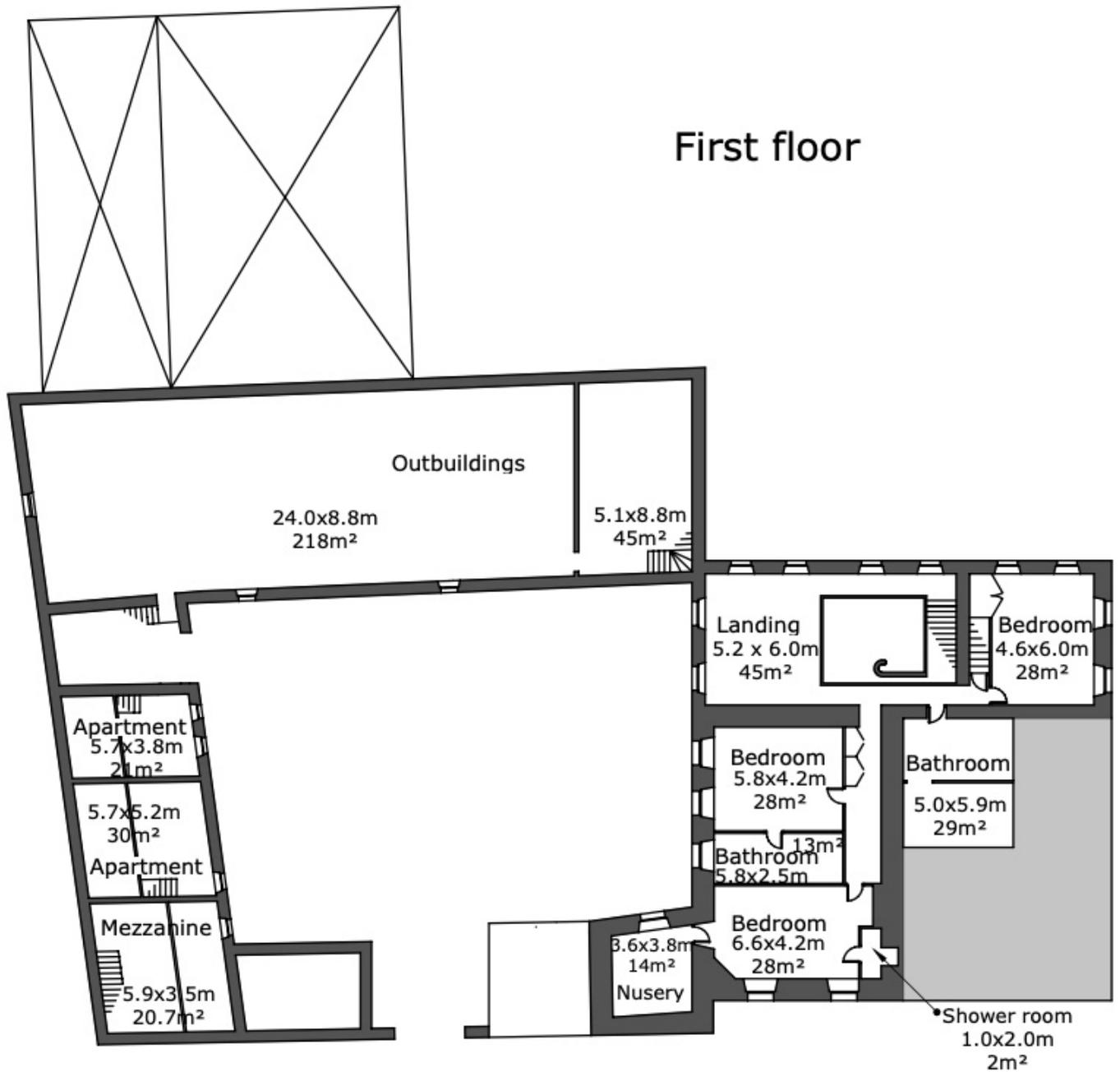
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Ground floor





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Property overview

