

FOR SALE

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LOMAGNE PROPERTIES



9



9



30897 m2



580 m2



YES



Ref:100646

€ 599,000

Agency fees included and paid by vendor

Hilltop Heaven: A Timeless White Stone Estate with Panoramic Views

EXCLUSIVE TO LOMAGNE PROPERTIES! Just 50 km from Toulouse-Blagnac Airport, this stunning stone property, accessed via a long private drive, offers 570m² of space atop a secluded hill with breathtaking views. Rebuilt from a ruin 30 years ago, it's priced to sell, needing mostly decorative updates. Ideal for hosting or as a family home, it includes nine en-suite bedrooms, a spacious kitchen, two salons, and two dining rooms — all the rooms are light and bright. A private pool, pigeonier, and 3 hectares ensure privacy. The independent apartment is perfect for a caretaker, adding convenience. Blending rustic charm with space and comfort, this is a rare opportunity in an exceptional location.

Sewage system – septic tank

Heating – Fuel central heating

Taxes Foncière – 5229€ pa

Distance airport – 65 minutes

Basic amenities – 3 minutes

DPE/GES – E 182/E 57

- Private and dominant position
- Ideal for hosting guests
- Spacious and generous rooms
- Pigeonnier and apartment
- Close to amenities

Location: Department of the Gers (32), close to Mauvezin. Agen train station at 60 mins (TGV). Toulouse Blagnac International airport at 50 minutes.

Access: Sitting in the middle of its 3 hectares of land. Surrounded by farmland, accessed by a long driveway.

Interior: Total +/- 580m²

Ground floor:

- o Entrance/Hall – 28m²
- o Living/Dining- 43m² – tiled floor – fireplace
- o Kitchen – 17m² – fitted and equipped
- o Back kitchen – 7,5m²
- o 2nd reception/dining room – 25m²
- o Living/room kitchen – 41m² – in use as yoga room
- o Bedroom 1 – 16m²
- o Bathroom 1 – 4,5m²- with shower, WC and wash basin
- o Laundry room – 8m²
- o Wine cellar – 7,5m²

- o Apartment – separate entrance - living/kitchen dining (30m²), bedroom (15m²), bathroom (4,5m² – with shower, WC and washbasin

First floor:

- o Landing - 25 m²
- o Master Bedroom 2 - 56m² – en suite bathroom – with office
- o Bathroom - 17,5 – bath, shower, WC, double washbasin
- o Linen room – 7,8m²
- o Bedroom 3 - 42,5m² – en suite
- o Bathroom – 17,5m² – bath, washbasin and WC
- o Laundry room (11m²)
- o Bedroom 4 – 39,5m² – en suite shower, WC, washbasin (4,5m²)
- o Bedroom 5 – 21m² – en suite shower, WC, washbasin (4,5m²)
- o Bedroom 6 – 22m² – en suite shower, WC, washbasin (4,5m²)
- o Bedroom 7 – 21m² – en suite shower, WC, washbasin (4,5m²)
- o Bedroom 8 – 23m² – en suite shower, WC, washbasin (4,5m²)

Exterior:

- Pigeonnier: new roof – approx. 30m²- with mezzanine - can be converted into living space (subject to planning permission)
- Garage/ Workshop of approx. 45m²
- Swimming pool 12 x 6 m, since 2013, chlore, liner changed in 2022, roller cover
- Pool house next to swimming pool with WC, shower and changing room
- 3,1 hectares of grounds, mostly wood land with 1 hectare of 'garden' around the house
- Well with depth of 30 m with water all year

Additional info:

- Fibre optic internet arriving soon – currently with ADSL
- Very good condition with solid building
- Single glazing
- Fuel central heating
- Completely rebuilt from ruins about 30 years ago.
- DPE E 182/E 57
- Taxe foncière 5229€ pa



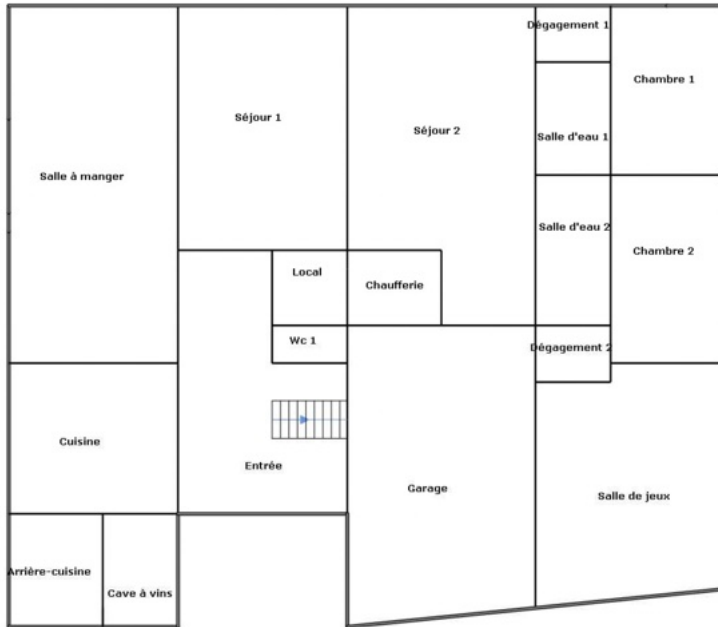
Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished unless mentioned in the description. Agency fees payable by the seller. All measurements and distances are approximate. Information on the risks to which this property is exposed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

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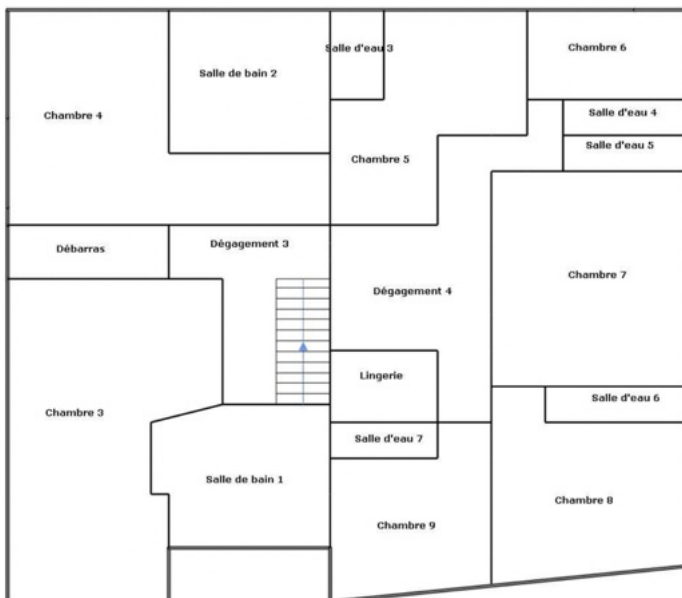
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----- Rez de chaussée -----



----- 1er étage -----