

FOR SALE

lomagne.properties@gmail.com

0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



4



3



5842 m2



367 m2



YES



Ref : 96951

€ 699,000

Agency fees included

Unique character Property in Hamlet

Situated in a charming village, this exquisite "maison de maître" is accessed via an elegant double staircase. Located on the border of Gers and Tarn-et-Garonne, the home offers a serene, authentic atmosphere that complements the area's rural charm and medieval history. The property includes a spacious main house, an independent garden-level apartment, and a large multifunctional outbuilding with a garage. Outdoors, you'll find a beautiful swimming pool surrounded by a park with ancient trees, providing breathtaking views of the rolling countryside and the nearby village with its historic castle. This unique residence combines classic elegance with modern versatility, making it a perfect retreat in a picturesque and historically rich setting.

Sewage system – septic tank

Heating – Fuel oil and wood burners

Taxe Foncière – 2450€ pa

Distance airport – 70 minutes

Basic amenities – 8 minutes

DPE/GES– D 203/ E 64

- **Elegant Architecture**
- **Versatile Living Spaces**
- **Idyllic Setting**
- **Outdoor Oasis**
- **Rich History**

Location: Set on 5842m² land on the edge of a quiet Gascony hamlet, close to the village. 8 mins to St Clar.

Access: Limits of Departments Tarn et Garonne and Gers, 70 mins from Toulouse international airport and 45 mins to TGV station in Agen.

Habitable space: Total 367 m²

Manor house - first floor :

- Entrance hallway (50m²)
- Living room (35m²)
- Dining room (35m²)
- Kitchen (11m²)
- Bedroom ensuite (34m²)
- Bathroom (12,5m²) – bath, shower, WC, washbasin
- Dressing room (13m²)
- Bathroom (4,5m²) – bath, WC, washbasin
- Separate WC
- Bedroom 2 – (18m²)
- Bedroom 3 – (24,5m²)

Manor house – garden level:

- Entrance (28,5m²)
- Room 1 (25m²)
- Corridor kitchen (9,5m²)
- Separate WC
- Bathroom (7m²)
- Room 2 (42m²)
- Laundry room (20m²)
- Covered terrace (27m²)

Outbuilding (138m²):

- Covered terrace (19m²)
- Old Kitchen (15m²)
- Room (48m²)
- Upper open space/mezzanine (110m²)
- Side terrace (14m²)
- Apartment (37,5m²) – two rooms, WC and shower room
- Garage (37,5m²)

Condition:

- Fuel central heating
- Single glazing
- Electric water heater - Electrical system needs upgrading
- Ground floor apartment has damp issues (quote available)
- The septic tank does not conform to regulations.
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Additional info:

- 5842m² of grounds
- Swimming pool of 11 x 5m² – salt water
- Taxe fonciere, approx. 2450 € pa
- Lovely well and vegetable garden
- Connected to the fibre optics
- Two cellars on garden level
- DPE E204/E64



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.

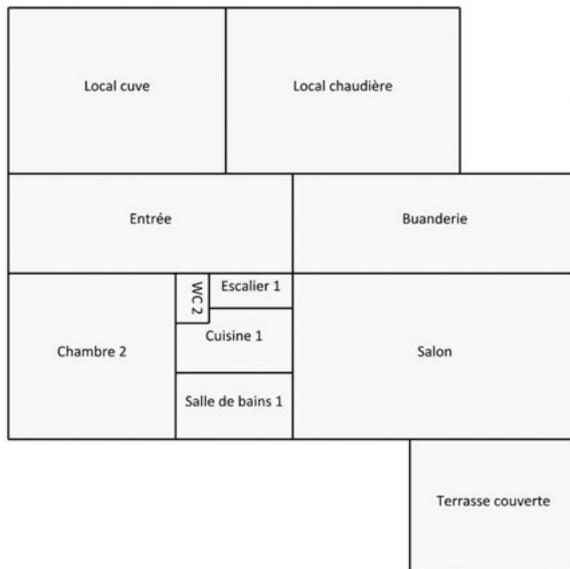
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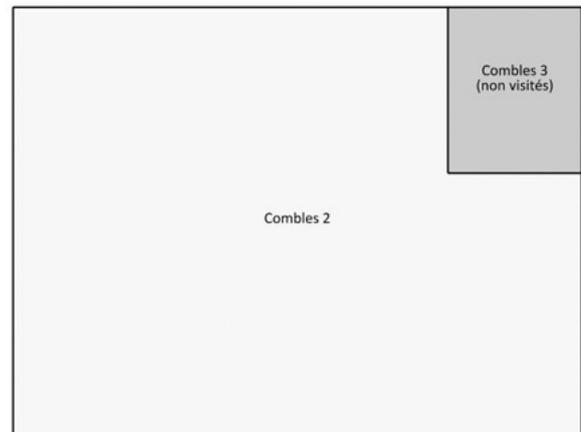
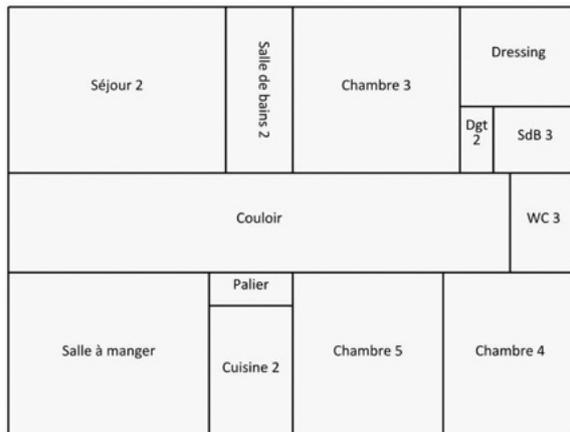


Maison principale

Rez de chaussée

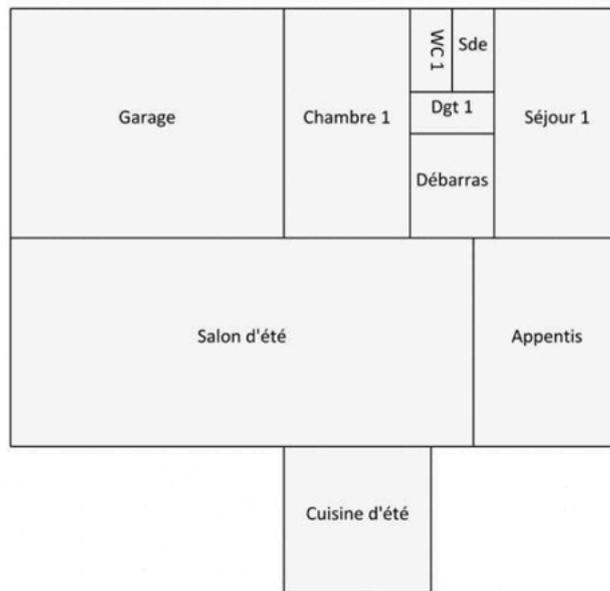


Etage



Dépendances

Rez de chaussée



Loc piscine

Etage

