

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



5



5



1 h



339m2



YES



Exclusive

Ref : 83444

480,000 € agency fees included, paid by the seller

Town house with fabulous garden!

Unique opportunity to buy a large property close to a town with 1 hectare of land. This former manor house, full of character, is surrounded by its own garden and offers grandeur, space and a taste of the past - it's a Mediterranean gem in the middle of a Gers town! With the huge living/dining room and the library upstairs of similar size, there's plenty of space for everyone. The house has two good-sized bedrooms and bathrooms and, in the garden, the guest accommodation consists of three separate bedrooms, each with its own shower and WC, linked to the house by a covered walkway. Some modernisation work is required but it is well worth the effort to have this stunning property within walking distance of the town.

Sewage system – mains drains

Chauffage – Gas boiler and fireplaces

Taxes Foncière - 4000 € pa approx.

Distance airport - 1 h 10 mins

Amenities – walking distance

DPE /GES - D 198/D 42

- A very different kind of living
- Everything you want within walking distance
- Three independent studios
- Garage, pool and pigeonnier
- Renovation work required

Location: Located in the Gers (32) with Toulouse Blagnac International Airport 1 hr 10 mins away, and Agen TGV train station at 40 mins. All shops and services are accessible on foot.

Access: Ideally located in town surrounded by your own garden, with neighbours but not too close, in a quiet neighborhood, with a long driveway to the property. Bakery less than a 5 min walk.

Layout: Total 339m2

Main house Ground floor:

- Sitting room/dining room (82m2) with large stone fireplace and access to the terrace/pool
- Kitchen (21,6m2) access to the outside
- Boiler room (7m2)
- Corridor (12,7m2)
- Bathroom with shower and sink (7,8m2)
- Separate WC (1,5m2)

Main house First floor:

- Library/office/second sitting room (66,5m2) stone fireplace
- Bedroom 1 (15,6m2)
- Bedroom 2 (18,5m2)
- Landing (11,5m2)
- Bathroom with shower, sink, bidet and WC (7m2)

Studios :

- Studio 1 – room with shower room and WC (29m2)
- Studio 2 – room with shower room and WC (29m2)
- Studio 3 – room with shower room and WC (29m2)

Condition:

- Needs work/modernisation

Additional information:

- Annual tax foncière 4000 € pa approx.
- Swimming pool (12m x 5m) with terrace
- Magnificent Pigeonnier to renovate
- Walking distance to everything
- Large double garage with storage area
- Possibility to do B&B, or gîte
- Two plots of constructible land to both sides of the property totalling 10,113m2 also for sale if desired
- DPE for main house - D 198/D42
- DPE for studios – D200/B7



Comments: Our properties have been carefully selected for their location, character and charm. A house is sold unfurnished, unless otherwise stated in the description. Agency fees payable by the vendor. 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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