

FOR SALE

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0033 (0) 7.60.85.21.76



LOMAGNE PROPERTIES



4



5



4,2 ha



330 m2



YES



Ref : 85023

€ 695.000

Agency fees included

Beautifully Spacious Stone House on 4 Hectares of Wildflower Meadows

Nestled in the rolling hills of the Gers, this charming stone farmhouse sits on a hillside with stunning views over 4 hectares of wildflower meadows. A tree-lined driveway leads to wrought iron gates opening onto a spacious gravel courtyard. Inside, the light-filled entrance hall features a polished wooden staircase. The elegant salon, with a wood-burning stove, offers a cozy retreat. A cleverly designed screen separates it from the informal sitting room with a large stone fireplace. The spacious kitchen boasts granite countertops, a top-range Neff oven, and French doors opening onto the garden. The converted granary serves as a utility and games room, leading to the stylish pool house with a fitted kitchen, changing room, and indoor barbecue. The saltwater pool enjoys a south-facing terrace with panoramic views. The first floor features four en-suite bedrooms, each with beautiful outlooks. The property includes a lake, orchard, and outbuildings, creating a serene countryside retreat.

Sewage system – compliant septic tank

Heating – Fuel and wood

Taxes Foncière – 2396€ pa

Distance airport – 71 minutes

Basic amenities – 8 minutes

DPE/GES – D 187/33

- Spacious and character property
- Fabulous summer kitchen/pool house
- Fields of wild orchids
- Private lake
- Heated salt-water pool 10m x 5m

Location: Situated in the Gers (32), Toulouse International Airport at 71 mins. Agen TGV train station 1 hour away. Shops and services at 8 mins.

Access: Rural setting, surrounded by land belonging to the house. Private driveway. No close neighbours. Easy access to Auch, Agen and Vic-Fezensac.

Layout: Total 330 m²

Ground floor:

- Entrance hall (23m²) - with brick and colombage feature
- Living room (27,6m²) - fireplace with wood burner
- Formal dining room/second salon (25m²) - fireplace with wood burner
- Bureau (17m²) - access to garden
- WC (3,3m²)
- Kitchen/diner (38,5m²) - fully fitted, doors to garden
- Laundry area/storage with garden access (57m²) - pool equipment and heating system. Possibility to make another room.
- Shower room (5,8m²) - walk-in shower, sink, WC
- Summer kitchen/pool house (36,5m²) - sliding glass doors to pool area, BBQ
- Storeroom (5,7m²)

First floor:

- Landing (17,5m²) - wooden flooring
- Bedroom 1 (17m²) with fitted wardrobe & bathroom (5m²) – bath with shower, sink, WC
- Bedroom 2 (18,6m²) with fitted wardrobe and bathroom (5,2m²) – bath with shower, sink, WC
- Bedroom 3 (20,5m²) with fitted wardrobe and bathroom (6,2m²) – bath with shower, sink, WC plus access to 77m² roof terrace.
- Master bedroom (22,8m²) with dressing room (6m²) and en-suite shower room (6m²) with walk-in shower, sink, WC and access to the roof terrace with views across the countryside

Condition:

- Very good condition throughout
- Septic tank which conforms to the standard
- Swimming pool in very good condition with electric pool cover (with solar panel to recharge the battery)
- Well maintained garden and land
- Single glazing
- Roof recently cleaned and checked – in good condition
- Heating on Fuel of 2016 (internet controlled) and wood burners
- Energy rating: D 187/33

Additional info:

- Fibre connected
- Small workshop/tool shed in very good condition
- Garage with EV charging point
- Lockable space for lawnmower
- Private lake with water source
- 77m² roof terrace
- Terraced area around the pool in excellent condition
- Furniture of pool house left in the asking price
- Huge laundry/storage area where another room could be created



Comments: Our properties have carefully been selected by their location, character and charm. Our descriptions match reality in order not to waste your precious time. Exact location is available on request, after sending us your requirements, your address details and acknowledgement of our rights to commission. Please have a look at our website to see all our properties: lomagne-properties dot com. Non-contractual document.

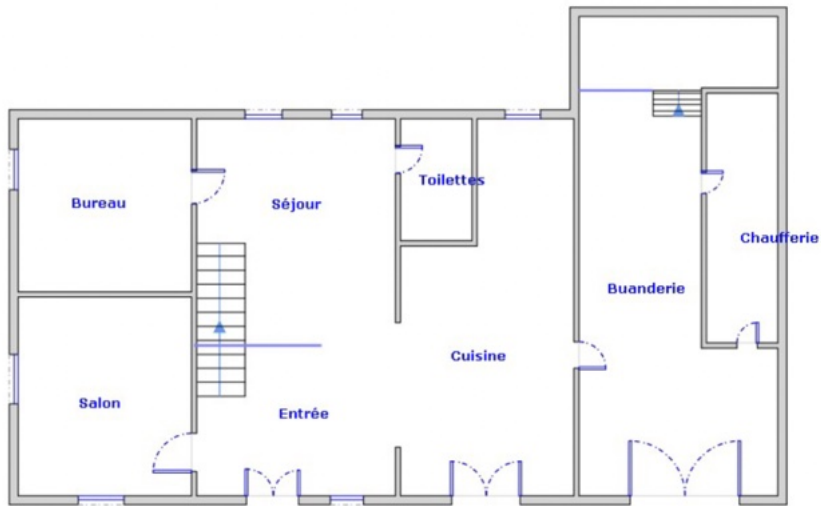
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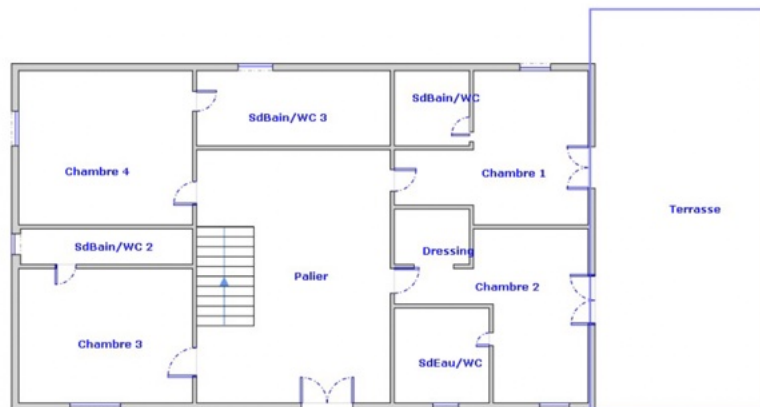
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----- Rdc -----



----- 1er étage -----