

FOR SALE

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LOMAGNE PROPERTIES



6



3



9986m2



303m2



NO



Ref : 85414

€ 475,000

Agency fees included and paid by vendor

Pure Romance in a Timeless Countryside Haven

This beautiful stone cottage, nestled in the heart of the Gers countryside near the charming market towns of Lectoure and Saint Clar, is full of character and original features, maintaining its authentic charm. The main house offers four spacious bedrooms, a cozy lounge with a wood burner, and a spacious kitchen with an Aga, while also providing potential for further renovation. In addition, two small, beautifully renovated gîtes—one in the charming old pigeon loft and the other attached to the house—provide ideal accommodations for guests. The extensive gardens are filled with fruit trees, while the lower-level garden creates a romantic and serene ambiance near the stream, pond, and bamboo forest, offering a peaceful natural retreat. Eco-friendly renovation materials were used to support sustainability, as well as an eco-friendly sewage system, while a workshop and covered parking add to the property's practicality.

Sewage system – Phyto purification system

Heating – Wood (polyflamme) & electric

Taxe Foncière – 1058€ pa

Distance airport – 65 minutes

Basic amenities – 7 minutes

DPE/GES – D 219/C 23

- **Lots of original features**
- **Two beautifully renovated small gîtes**
- **Little stream, pond and bamboo forest**
- **Three car carport and workshop**

Location: situated in the Gers (32) Toulouse International Airport at 65 min. - TGV train station of Agen at 40 min. Shops and services at 7 minutes in Saint Clar.

Access: Rural setting, surrounded by farmland. Accessed by a long drive. Neighbouring outbuildings belonging to farmer (hardly in use).

Interieur: Total 304 m²

Ground floor:

- Entrance hall (17m²) with Godin wood burner
- Living room (26,5m²) exposed stone walls, wood burner, old tomettes tiles
- Kitchen (28m²) original fireplace with polyflamme heating system
- Yoga studio (30m²) or Bedroom, with door to garden
- Bedroom 1 (27m²)
- Passageway with storage area under stairs (12m²)
- Bathroom with bath and double sink (10m²)
- Separate WC
- Workshop/laundry area/storage with garden access (30m²)

First floor:

- Landing (25m²) exposed beams, wooden flooring
- Bedroom (65m²) with chimney stack, beams, wooden floors
- Bedroom (18m²) with WC
- Space to be renovated (29m²) wooden flooring

Exterior

- Pigeonnier :_Small living space and shower on ground floor, bedroom on the first floor (total of 28m²)
- Gîte :_Bedroom and shower room linked via wooden terrace to small kitchen/living space (total of 25m²)
- Approx. 5000m² garden and 3000m² of wood
- Carport of 53m² for three cars
- Well
- Lower-level garden with stream, pond and bamboo forest
- New ecological wastewater system (Phyto purification) - 2021

Additional info:

- Annual taxe foncière 1058€ pa
- Possible to install fibre. Currently ADSL.
- Single glazing
- Roof in good condition
- Ecological materials used during renovation
- Heating – Polyflamme wood system with electric
- DPE – D 219/C 23



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.

