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## Magnificent Country Property with Breathtaking Views

Castéra-Verduzan , Gers , Occitanie



# €1,100,000

inc. of agency fees

7 Beds    5 Baths    580 sqm    9.2 ha

At the end of a long road, a sublime country property set in 9 hectares with magnificent 360° views, secluded,...

### At a Glance

<b>Reference</b>	MFH-BG33203	<b>Near to</b>	Castéra-Verduzan	<b>Price</b>	€1,100,000
<b>Bed</b>	7	<b>Bath</b>	5	<b>Hab.Space</b>	580 sqm
<b>Land</b>	9.2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

At the end of a long road, a sublime country property set in 9 hectares with magnificent 360° views, secluded, a rare and privileged location.

The 470 m<sup>2</sup> main house has been renovated to a very high standard. It comprises a beautiful through living

room with fireplace and wood-burning stove, a magnificent fully-equipped kitchen opening onto the covered terrace with fireplace and sublime views, a sitting room with open fireplace and access to another terrace with the same views. Also on the ground floor, two bedrooms with en suite shower rooms, a utility room and wc.

A splendid stone staircase leads upstairs to a 3rd bedroom with ensuite shower room, and the master bedroom with dressing room and bathroom. All the rooms are through-going and very bright, and the renovation respects and enhances the noble materials.

The basement features a beautiful 50 m<sup>2</sup> cellar with boiler room and wine cellar.

Adjoining the house is a 110 m<sup>2</sup> (1,184 sq ft) flat comprising a 48 m<sup>2</sup> (482 sq ft) living room with a fitted kitchen, a utility room and a storage room and, upstairs, three bedrooms and a family bathroom.

A pleasant swimming pool, lovely trees and a pretty garden surround the house.

There is also a 21 m<sup>2</sup> workshop, a 160 m<sup>2</sup> shed and a 37 m<sup>2</sup> dovecote with water and electricity, which could be converted.

This superb property in idyllic surroundings will make you dream

Fees to be paid by the seller. Energy class D, Climate class D Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4790.00 and 6530.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: [georisques.gouv.fr](http://georisques.gouv.fr).

## Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	5
Price	€1,100,000

## Key Information

Internal Area:	580 sqm
Land Area:	9.2 ha

## Location: Occitanie



# Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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