

[Click to view MFH-ADF1626272](#)

## House for sale in Gers

Eauze , Gers , Occitanie



# €815,000

inc. of agency fees

6 Beds      400 sqm      16 ha

Located 10 mins from Eauze and 1h from Agen is this beautiful estate consisting of a renovated manor house (400m<sup>2</sup> footprint), a spacious...

### At a Glance

<b>Reference</b>	MFH-ADF1626272	<b>Near to</b>	Eauze	<b>Price</b>	€815,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	400 sqm
<b>Land</b>	16 ha			<b>Land Tax</b>	N/A

### Property Description

Located 10 mins from Eauze and 1h from Agen is this beautiful estate consisting of a renovated manor house (400m<sup>2</sup> footprint), a spacious outbuilding (600m<sup>2</sup> footprint) and a wine press (200m<sup>2</sup> footprint). The estate comprises 16ha (over 39 acres): pastures, woods & a natural lake filled with fish.

Lovers of fishing will possess their own 2.5 hectare lake set in a quiet and natural environment. The estate and its forests would provide an idyllic setting for an equestrian activity while a prestigious tourist activity

would flourish in this charming house and grounds.

The 50m<sup>2</sup> main entrance hall of the house allows access to the living areas as well as access to the grounds facing west. To the right of the entrance is the 50m<sup>2</sup> living area which leads to a spacious, 35m<sup>2</sup> kitchen, a 20m<sup>2</sup> larder and laundry with storage room.

To the left is the library which boasts a secret passage!

Also on the ground floor are two bedrooms, each with bathroom, a sitting room with raised stage, a sitting room with television area, a study and a washroom serving a bedroom which is nestled between the ground floor and the loft.

Two service staircases serve two distinct spaces in the loft. One to convert as you wish and the other, entirely renovated, has two bedrooms and a washroom.

The roof is covered in tile and in perfect condition. Construction is traditional. Heating is provided by several wood burners positioned in the fireplaces and completed by electric-powered radiators. Hot water is provided by an electric-powered hot water storage tank. The property is served by an individual sewage system up to current regulations at time of publication.

The first outbuilding has a 600m<sup>2</sup> footprint thus almost 1200m<sup>2</sup> in total. The first floor comprises a habitation for the farm workers of previous times and a section serves as a farm building. The volumes and charm of this building will allow you to organise your projects as you wish.

The old wine press has a 200m<sup>2</sup> footprint and will serve numerous projects: renovation, agricultural, workshop...

This property is 10 mins from schools, commerce and services, 1h40 from Toulouse and airport, 1h30 from Pau, 1h from Auch, 2h from Biarritz and the Atlantic coast.

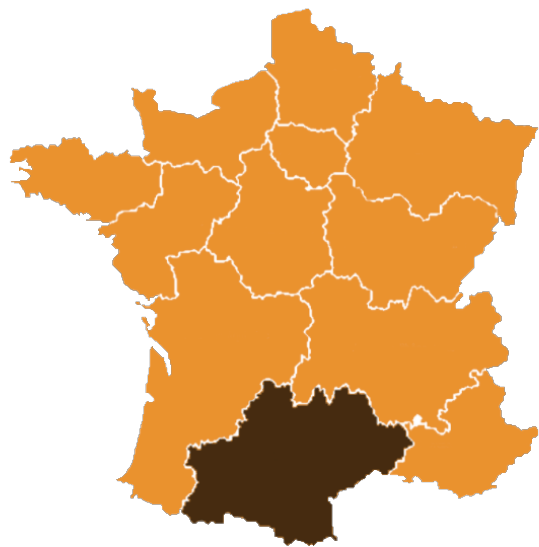
## Summary

Property type:	House
Bedrooms:	6
Price	€815,000

## Key Information

Internal Area:	400 sqm
Land Area:	16 ha

## Location: Occitanie



## Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates