

Exceptional renovation of an old winery in the Gers

Gers , Occitanie



€1,245,000

inc. of agency fees

6 Beds 5 Baths 470 sqm 1 ha

Located in the heart of the Gers, a few minutes from Lectoure and Agen, this old winery benefited from an exceptional renovation in 2021. With an area of 470sqm, it is located on an intimate plot of one...

At a Glance

Reference	MFH-EAT5899	Near to	Toulouse	Price	€1,245,000
Bed	6	Bath	5	Hab.Space	470 sqm
Land	1 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the heart of the Gers, a few minutes from Lectoure and Agen, this old winery benefited from an exceptional renovation in 2021. With an area of 470sqm, it is located on an intimate plot of one hectare . Past the gate, a long avenue of cypress trees leads to the property. The uniqueness of this building is revealed little by little. The entrance impresses with its volumes and style. The renovation was carefully designed to respect

and highlight the character of the property. Several volumes with a strong identity make up the living spaces. A living room with endless ceiling height is naturally extended by the kitchen. A second, more intimate living room also has its place. Numerous custom-made openings provide access to the various terraces, naturally extended by the park and the surrounding nature. A first sleeping area takes place on the ground floor, a guest suite and another bedroom are available. The upper floor is dedicated to rest, 3 suites including the master offer exceptional volumes and an impeccable finish. An office that can be transformed into a sixth bedroom completes the whole. The exterior is not left out, the land surrounds the property. In its center, a 20x5m heated swimming pool completes this property. All the services of this building create the perfect compromise between the charm of the old and contemporary comfort. Ideal place to live for a family or a second home. Agen airport 30 minutes away. Closed garage and buried wine cellar for oenophiles. Underfloor heating by heat pumps. Salt pool, heated and secure. Well with watering. Complete renovation: structural (frame and roof), insulation, electricity, plumbing and heating. Surrounding fields in organic farming. ENERGY CLASS: B / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,680 and EUR2,350 Information on the risks to which this property is exposed are available on the G orisks website

Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€1,245,000

Key Information

Internal Area:	470 sqm
Land Area:	1 ha
Swimming Pool?	Yes

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