

Art Deco Château and Guest House: Elegance and Refinement in the Heart...

Plaisance , Gers , Occitanie



€1,350,000

inc. of agency fees

8 Beds 9 Baths 564 sqm 2.4 ha

Ideally nestled between Riscle and Marciac, in a small hamlet of several delightful residences, discover this...

At a Glance

Reference	MFH-BG03277	Near to	Plaisance	Price	€1,350,000
Bed	8	Bath	9	Hab.Space	564 sqm
Land	2.4 ha	Pool	No	Land Tax	N/A

Property Description

Ideally nestled between Riscle and Marciac, in a small hamlet of several delightful residences, discover this sumptuous Art Deco château, accompanied by its guest house and vast outbuildings. Entirely renovated by a famous Madiran wine producer, it is the epitome of excellence: every wall is a hand-painted work of art, the floor tiles are cut on site, and the bathroom tiles are made-to-measure creations...

Yet this renovation in no way detracts from the modern character and state-of-the-art equipment of the house, which boasts geothermal heating, underfloor heating on the ground floor, a fully-equipped kitchen and en suite shower rooms or bathrooms in every bedroom. Its excellent DPE energy rating attests to its remarkable energy efficiency.

The main house, which spans 425 m², opens onto a majestic entrance hall leading to a spacious living room with a wooden fireplace, flooded with light from the large windows. A bright, fully-equipped kitchen with an imposing carved fireplace called an inglenook, and a functional utility room complete the space. A magnificent library adorned with dark wood shelving, a TV room, a shower room and an elegant winter lounge with views over the garden complete the ground floor.

Upstairs, four large bedrooms, each with its own en suite bathroom, and two dressing rooms offer the ultimate in comfort. Two 55 m² terraces, facing east and west, complete this level. On the second floor, a spacious lounge with home cinema, a sauna that can accommodate eight people, a shower with subdued lighting, and two bedrooms with their own shower rooms offer the ultimate in relaxation.

The guest house, which is separate from the château, has a dining kitchen, a living room with a Godin wood-burning stove, a shower room and, upstairs, two bedrooms, an anteroom and a bathroom.

Outside, the château boasts a beautiful 8,500 m² garden. A few steps away, a 1.4 hectare field is available for animals such as sheep, donkeys, cows or horses.

The meticulous landscaping around the swimming pool includes a pool house with fitted kitchen, covered terrace, barbecue and pizza oven, jacuzzi and shower. Numerous outbuildings, used as a reception room, garage and storage area, and even including three horse stalls with water and electricity, complete this exceptional property. Feel free to contact us for a viewing or for more information.

Fees to be paid by the seller. Energy class C, Climate class A Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 4260.00 and 5810.00 €. Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Chateau
Bedrooms:	8
Bathrooms	9
Price	€1,350,000

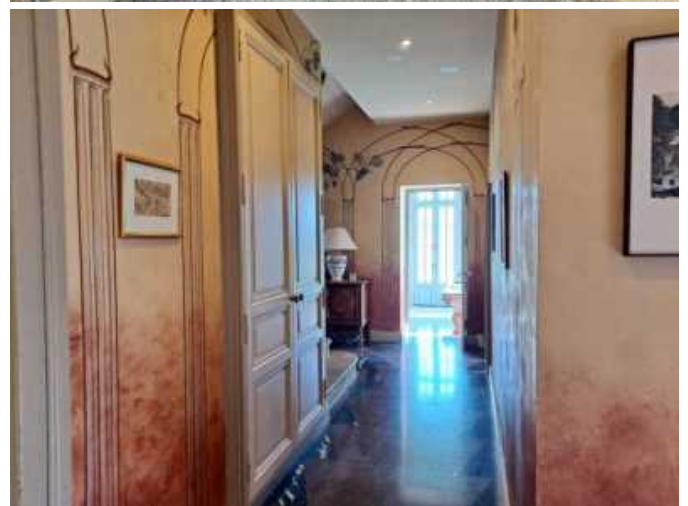
Key Information

Internal Area:	564 sqm
Land Area:	2.4 ha

Location: Occitanie



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