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## Eco-friendly renovation of a magnificent farmhouse with 7.5 hectares

**Auch , Gers , Occitanie**



**€580,000**

**inc. of agency fees**

**5 Beds    3 Baths    180 sqm    7.4 ha**

Located at 20 minutes from Auch and Mirande, and only 1 hour from Blagnac International Airport, we are very happy...

### At a Glance

<b>Reference</b>	MFH-BG33286	<b>Near to</b>	Auch	<b>Price</b>	€580,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	180 sqm
<b>Land</b>	7.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located at 20 minutes from Auch and Mirande, and only 1 hour from Blagnac International Airport, we are very happy to propose you this magnificent stone property. It has been completely renovated with eco-friendly materials and it is completely self-sufficient in electricity. Nestled in an enchanting natural setting in the heart of Gascony, on 7.5 hectares of garden and organic meadows, the property features 180 m<sup>2</sup> of living

space plus converted outbuildings.

The entrance opens onto a large living room with a fireplace and an authentic bread oven and an open-plan kitchen. Two steps down is the master suite with its dressing room, shower room and toilet. This entire space benefits from underfloor heating. In the left wing of the property there are 3 bedrooms, a shower room and a toilet. There is gas central heating which is supplemented by the large open fireplace in the living room. Wooden double glazing windows have been installed throughout and all of the walls and the roof are well insulated. The hot water is being produced by solar thermal collectors.

Outside, a spacious terrace which allows you to enjoy the garden, the beautiful setting and its lovely views. When it gets warm there are two comfortable outside living areas: a covered terrace with its summer kitchen of over 50 m<sup>2</sup> and second adjacent covered terrace of 35 m<sup>2</sup> equipped with a bar.

A guest room, with its shower room and toilet, have been arranged separately from the main house for more privacy. It can be used for friends and family or it could even be rented out. This bedroom and bathroom are equally connected to the central heating system.

An independant and beautiful office or artist's studio of 40 m<sup>2</sup> is nearing completion (flooring to be installed soon). It is fully glazed on 3 sides and equipped with a woodburning stove. A 32 m<sup>2</sup> office also with an independant acces of the main house is situated on the north side. It has a woodburning stove and it opens up onto a technical room which contains the boiler and the batteries that provide solar electricity which are being produced by 24 solar panels.

A pond with water all year round, allows you to water the large vegetable garden and a fenced chicken coop keeps your chickens safe

This property is unique: adaptable with several office spaces that can be transformed into bedrooms or studios, isolated with no neighbors or nuisances, completely self-sufficient in electricity as it is not connected to the public grid (though this can be done), and surrounded by organic meadows while being only 7 km from shops. A beautiful family home that adapts to various professional projects. Feel free to contact us for

more information or for a viewing, we would be delighted to show you around.

Fees to be paid by the seller. Energy class C, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 2270.00 and 3140.00 €.

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

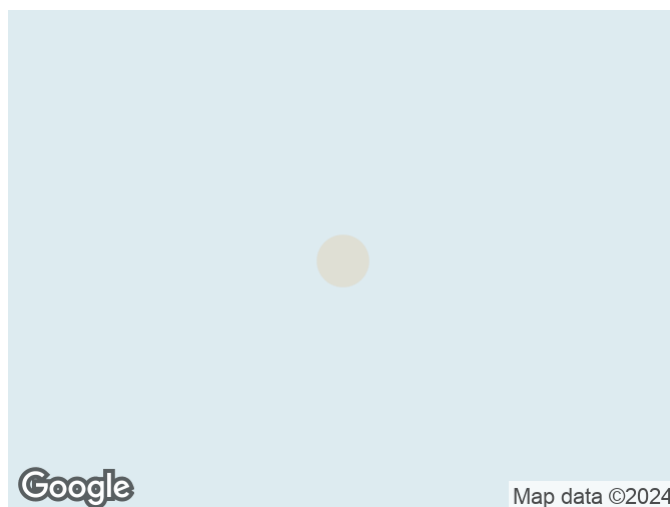
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	3
Price	€580,000

## Key Information

Internal Area:	180 sqm
Land Area:	7.4 ha

## Location: Occitanie



## Gallery















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or email us at **bonjour@my-french-house.com**.

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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.

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**C. BAUER – Sunday Times**

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