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## Unique hideaway with potential in Gascony

Saint-Clar , Gers , Occitanie



# €850,000

inc. of agency fees

9 Beds    7 Baths    760 sqm    5.4 ha

Spacious farmhouse with over 10 acres of land in a dominant and private position close to a village with shops and services in Gascony.

### At a Glance

<b>Reference</b>	MFH-RLP71631	<b>Near to</b>	Lectoure	<b>Price</b>	€850,000
<b>Bed</b>	9	<b>Bath</b>	7	<b>Hab.Space</b>	760 sqm
<b>Land</b>	5.4 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Spacious farmhouse set in a dominant and private position without any nuisances, but close to a village with shops and services and only 45 minutes to the train station of Agen (TGV). Approached via a long, partly private driveway, this unique rural hideaway is on 5.4 hectares and offers amazing views over the Gascon countryside.

With its generous reception, bedrooms, and two guest apartments, it is ideal for hosting parties, events, and courses. The large landing on the first floor lends itself to music or yoga classes. The luxurious hangout beside the swimming pool with sauna and mirador makes this the place to relax in Gascony, the best-kept secret of France!

## The Accommodation

### The ground floor

- Spacious living room 85 sq.m – tiled floor - fireplace
- Kitchen – 25 sq.m – fitted and equipped
- Dining room – 26,7 sq.m – wood burner and access to terrace
- Office – 22 sq.m
- Library – 36 sq.m
- Second reception/dining room - 23 sq.m
- Bedroom and shower room – 21 sq.m- with shower, WC and wash basin
- Laundry room – 18 sq.m
- Back kitchen – 7 sq.m
- Apartment – 80 sq.m - two bedrooms (11,5 sq.m), living/kitchen dining (40 sq.m), separate entrance/office, bathroom, separate WC.

### The first floor

- Landing of 154 sq.m – wooden floor- exposed beams
- Bedroom 4 - 26 sq.m – wooden floor- en suite bathroom
- Bathroom - 11,5 sq.m – bath, shower, WC, double washbasin
- Bedroom 5 - 22,5 sq.m – wooden floor- incl en suite shower room
- and WC
- Bedroom 6 - 31 sq.m – wooden floor- en suite bathroom – attic
- room (16,25 sq.m standing height)
- Bathroom – 14,4 sq.m - WC, bath, wash basin
- Bedroom 7 - 20 sq.m – wooden floor- en suite bathroom – attic
- room (10 sq.m standing height)
- Bathroom- 11 sq.m – Bath, WC, wash basin
- Darkroom /laboratory - 12 sq.m

## Outside

- Pigeonnier: 90 sqm - converted into guest accommodation, with two bedrooms, one shower rooms, living, and kitchen/dining, 2 WC.

- Garage: double indoor garage for two cars – 43 sqm
- 4 boxes for horses/ storage of hobby – 66 sqm
- Pool house next to swimming pool with “mirador” – for amazing sunsets – and sauna

## **Additional Information**

- In excellent condition. Completely renovated. Double glazing.
- The house is heated via heat exchange pumps, wood burners and pellets.
- The first floor also benefits from air-conditioning. Two new septic tanks.
- Swimming pool (4,5 x 9 m), terrace, shower, chlore, liner from 2014.
- Three covered terraces
- 5.4 hectares = 54093 sq.m of grounds
- Taxe foncière, 3050 euros annual
- Wood storage – 31 sq.m

## **The Area and Access**

- Located on the border of Tarn et Garonne and Gers, near Saint Clar, and Lectoure.
- Agen train station 45 Min. ( TGV) .
- Toulouse Airport approx. 1hr
- Bordeaux et Bergerac Airports approx. 1h45.

## Environment & Surroundings

Near to Shops? ✓  
Near to Schools? ✓

## And Before You Ask

Heating System: Heat pump central heating  
Drainage: Brand new septic tank  
Property Tax: €3050.00

## Summary

Property type: Countryside house  
Bedrooms: 9  
Bathrooms: 7  
Price: €850,000

## Key Information

Internal Area: 760 sqm  
Land Area: 5.4 ha  
Floor: 2  
How many Outbuildings: 4  
Number of Fireplaces: 1

### Property Features:

- Private and dominant position
- Ideal for hosting guests
- Spacious and generous
- Two garages and 4 horse boxes
- Close to amenities

Has a Garden: Yes  
Has a Terrace?: Yes  
Swimming Pool?: Yes  
Pool House?: Yes

**Location: Occitanie**



## Gallery











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