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## House for sale in Gers

Mirande , Gers , Occitanie



# €1,590,000

inc. of agency fees

12 Beds

1000 sqm

3 ha

Located in an idyllic spot with a view of the Pyrenees, between Mirande and Auch, is this magnificent hamlet for sale comprising...

### At a Glance

**Reference** MFH-ADF1626366

**Bed** 12

**Land** 3 ha

**Near to** Mirande

**Pool** No

**Price** €1,590,000

**Hab.Space** 1000 sqm

**Land Tax** N/A

### Property Description

Located in an idyllic spot with a view of the Pyrenees, between Mirande and Auch, is this magnificent hamlet for sale comprising three houses and three gites, outbuildings, a spring, 30 hectares of land and a lake of over a hectare.

This rare opportunity is a haven of peace and quiet and will allow you to realise your professional and private projects: family gatherings, weddings, business seminars, campsite, nautical or equestrian activities or well-

being retreats, anything is possible in this perfect location.

The three main buildings (125m<sup>2</sup>, 320m<sup>2</sup> & 440m<sup>2</sup>) offer a total of 10 bedrooms, 8 washrooms and numerous living spaces: sitting rooms, spectacular living rooms, games and exercise rooms. Each house has been tastefully decorated with colours and materials carefully selected to enhance the character of each dwelling.

The three gîtes are chalet in style (two of 27m<sup>2</sup> and 40m<sup>2</sup>) and each is comprised of a living room, bedroom and washroom. The decor is welcoming and cosy in order to provide maximum relaxation for guests.

In total, the estate can comfortably sleep 25 persons with a capacity which may be increased depending on your project.

Windows are double glazed (houses and gites) with some having also automated shutters. There are several heating systems in place supplied by gas, wood and reversible air conditioning. All roof coverings are in very good condition. There are individual sewage systems.

There are also eight small outbuildings including a workshop supplied with water and power, an open hangar next to the lake, a closed 80 m<sup>2</sup> hangar, shed for garden tools, a fenced poultry shed and a pretty 20 m<sup>2</sup> shepherd's cottage with a view of the entire Pyrenean mountain range.

The lake is over a hectare and will provide your watering needs. You may also take pleasure in a canoe or paddle boat. Its bucolic island connected by a metal bridge provides a refuge for flora and fauna.

You will be 10 mins from Mirande, just over 20 mins from Auch, 1h from Tarbes, 1h15 from Tarbes airport, 1h30 from skiing, 2h30 from the Atlantic coast and 3h from the Mediterranean.

## Summary

Property type:	House
Bedrooms:	12
Price	€1,590,000

## Key Information

Internal Area:	1000 sqm
Land Area:	3 ha

## Location: Occitanie



## Gallery



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**C. BAUER – Sunday Times**

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