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## 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

<b>Reference</b>	MFH-EATEA1-5899	<b>Near to</b>	Toulouse	<b>Price</b>	€1,245,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	470 sqm
<b>Land</b>	1 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	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

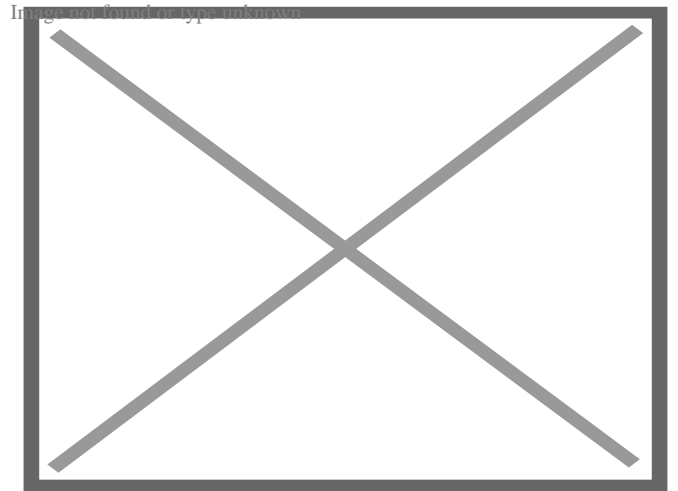
## Summary

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



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**C. BAUER – Sunday Times**

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