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Magnificent Secluded Countryside Property

Valence-sur-Baïse , Gers , Occitanie



€975,000

inc. of agency fees

7 Beds 4 Baths 295 sqm 2.2 ha

Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance...

At a Glance

Reference	MFH-BG33311	Near to	Valence-sur-Baïse	Price	€975,000
Bed	7	Bath	4	Hab.Space	295 sqm
Land	2.2 ha	Pool	No	Land Tax	N/A

Property Description

Between Eauze and Condom, this magnificent property, fully renovated by a renowned company, combines elegance and exceptional quality in a peaceful environment, far from any disturbances.

Set on over 2 hectares of land, it includes a main house of 247 m², a guest house of 52 m², a heated saltwater swimming pool, and a double garage.

The main house features a sumptuous living area with a cathedral ceiling, a fully equipped and fitted kitchen, all opening onto two terraces, perfect for enjoying outdoor living in any season. A cozier lounge, enhanced by a fireplace with a wood-burning stove, two bedrooms, and a bathroom complete the ground floor.

Upstairs, a superb 40 m² master suite with a shower room showcases an exquisite exposed beam structure and offers breathtaking views of the surrounding countryside.

On the garden level, two additional bedrooms and a shower room provide further accommodation options. The layout of the house ensures a perfect balance between spaces for socializing and preserving individual privacy, ideal for family living or entertaining friends.

The guest house, also used as a pool house, includes a living room with a fitted kitchen, two bedrooms, and a shower room.

This property combines all the comforts of modern living – with effective insulation and underfloor heating – with the timeless authenticity of natural stone and wood.

Fees to be paid by the seller. Energy class D, Climate class D Estimated amount of annual energy expenditure for standard use: between 4650.00 € and 6350.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Countryside house
Bedrooms:	7
Bathrooms	4
Price	€975,000

Key Information

Internal Area:	295 sqm
Land Area:	2.2 ha

Location: Occitanie



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