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## White Stone Country Estate with Panoramic Views in Gascony

Mauvezin , Gers , Occitanie



# €650,000

inc. of agency fees

9 Beds    9 Baths    580 sqm    3 ha

Stunning south-exposed white stone mansion, accessed via a long private drive, with a pool, a pigeonnier, and 3 hectares located 50 km from Toulouse Airport.

### At a Glance

**Reference** MFH-RLP79880  
**Bed** 9  
**Land** 3 ha

**Near to** Auch  
**Bath** 9  
**Pool** Yes

**Price** €650,000  
**Hab.Space** 580 sqm  
**Land Tax** €4415.00

### Property Description

Located just 50 km from Toulouse-Blagnac Airport, this beautiful south-facing white stone mansion offers an exceptional living experience. Accessed via a long private drive, the property sits atop a secluded hill, providing breathtaking views of the surrounding landscape. Rebuilt from a ruin 30 years ago, this elegant estate is priced to sell and requires primarily decorative updates, making it an incredible opportunity for those

seeking a blend of history and modern luxury.

With 570 sqm of living space, the mansion is perfect for hosting grand events or serving as a spacious family home. It features nine en-suite bedrooms, a large kitchen, two salons, and two dining rooms—all designed with generous proportions to accommodate both intimate gatherings and large-scale entertaining. The interior is filled with natural light, which highlights the property's timeless charm and elegant design.

Outside, the grounds span 3 hectares, ensuring complete privacy and tranquillity. A private pool offers a refreshing escape, while the pigeonier adds a touch of historic character to the estate. Additionally, an independent apartment is ideal for housing a caretaker, providing added convenience and flexibility.

## **The Accommodation**

### **The ground floor**

- Entrance/Hall – 28 sq.m
- Living/Dining- 43 sq.m – tiled floor – fireplace
- Kitchen – 17 sq.m – fitted and equipped
- Back kitchen – 7,5 sq.m
- 2nd reception/dining room – 25 sq.m
- Living/room kitchen – 41 sq.m – in use as yoga room
- Bedroom 1 – 16 sq.m
- Bathroom 1 – 4,5 sq.m- with shower, WC and wash basin
- Laundry room – 8 sq.m
- Wine cellar – 7,5 sq.m
- Apartment – separate entrance - living/kitchen dining (30 sq.m) - bedroom (15 sq.m), bathroom (4,5 sq.m – with shower, WC and washbasin)

### **The first floor**

- Landing - 25 sq.m
- Master Bedroom 2 - 56 sq.m – en suite bathroom – with office
- Bathroom - 17,5 – bath, shower, WC, double washbasin
- Linen room – 7,8 sq.m
- Bedroom 3 - 42,5 sq.m – en suite
- Bathroom – 17,5 sq.m – bath, washbasin and WC
- Laundry room (11 sq.m)
- Bedroom 4 – 39,5 sq.m – en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 5 – 21 sq.m – en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 6 – 22 sq.m – en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 7 – 21 sq.m – en suite shower, WC, washbasin (4,5 sq.m)
- Bedroom 8 – 23 sq.m – en suite shower, WC, washbasin (4,5 sq.m)

## Outside

- Pigeonnier: new roof – approx. 30 sq.m- with mezzanine - can be converted into living space (subject to planning permission)
- Garage/ Workshop - indoor – approx. 45 sq.m
- Pool house next to swimming pool – with WC, shower and changing room
- Swimming pool 12 x 6 m, since 2013, chlore, liner changed in 2022, roller cover
- 3,1 hectares of grounds – Mostly wood land – 1 hectare around the house used as garden
- Well – 30 m depth – water all year

## Additional Information

- Very good condition. Solid building.
- Fibre optic internet arriving soon – currently with ADSL
- Single glazing.
- The house is heated via fuel central heating.
- Completely rebuilt from ruins about 30 years ago.
- Taxe foncière, 4415 euros pa

## The Area and Access

- Located in the department of Gers ( 32) , close to Mauvezin.
- Agen train station 60 Minutes by car (TGV) .
- Airport Toulouse 50 minutes.

*Blending rustic charm with space and comfort, this is a rare opportunity in an exceptional location.*

## Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	9
Price	€650,000

## Key Information

Internal Area:	580 sqm
Land Area:	3 ha
Floor:	2
How many Outbuildings:	1

### Property Features:

- Private and dominant
- Ideal for hosting guests
- Spacious and generous
- Pigeonier and apartment
- Close to amenities

Has a Garden	Yes
Has a Terrace?	Yes
Swimming Pool?	Yes
Pool House?	Yes
Has ADSL/Broadband?	Yes

## Location: Occitanie



## Gallery











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