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## Beautiful stone property with swimming pool and large barn

**La Romieu , Gers , Occitanie**



**€695,000**

inc. of agency fees

4 Beds    3 Baths    295 sqm    1 ha

Situated on the edge of a charming Gascon village with small shops, this magnificent stone property offers a lovely...

### At a Glance

<b>Reference</b>	MFH-BG33316	<b>Near to</b>	La Romieu	<b>Price</b>	€695,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	295 sqm
<b>Land</b>	1 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated on the edge of a charming Gascon village with small shops, this magnificent stone property offers a lovely view of the surrounding valleys. It features a swimming pool and a large barn, perfect for complementing its bucolic setting.

With a living area of 295 m<sup>2</sup>, the property comprises, on the ground floor, a spacious 54 m<sup>2</sup> double living room with a fireplace, a large fully equipped kitchen opening onto a covered terrace and a heated 35 m<sup>2</sup> veranda. The master suite includes a bathroom with a whirlpool shower and a fitted dressing room. Two additional bedrooms share a shower room and there is also a laundry room on this level.

Upstairs, a large landing, used as an office, which leads to a bedroom with ample wardrobe space and a shower room. There is also a room currently used as a sewing workshop and several attics offering additional storage space. The dwelling also includes a garage, a wine cellar, and a workshop.

The swimming pool is equipped with a counter-current swimming system and a rigid cover, allowing the water to be heated from the first rays of sunlight while ensuring optimal safety.

The 175 m<sup>2</sup> stone barn offers great potential for conversion or is an ideal place for parking cars or storage of any kind.

The property is equipped with a new septic tank and benefits from high-quality insulation, ensuring optimal comfort in all seasons. The village is within walking distance, so one can enjoy a good French meal in one of the restaurants closeby. It is also has a primary school, a doctor, a few small shops and a great few yearly markets. Feel free to contact us for more information or for a viewing.

Fees to be paid by the seller. Energy class B, Climate class A Estimated amount of annual energy expenditure for standard use: between 1670.00 € and 2300.00 € 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](http://georisques.gouv.fr).

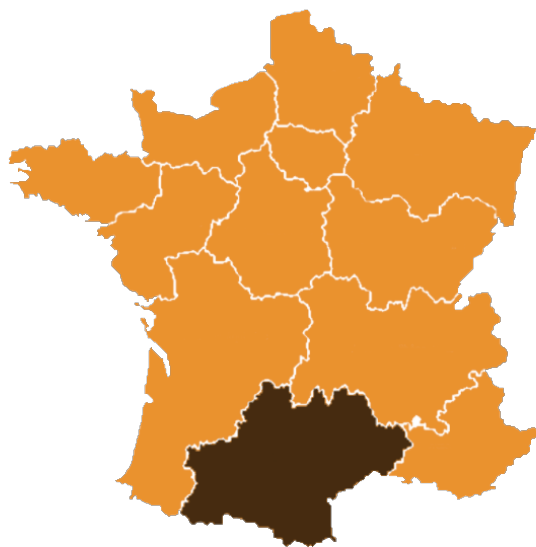
## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€695,000

## Key Information

Internal Area:	295 sqm
Land Area:	1 ha

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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