

[Click to view MFH-RLP83452](#)

Country Living in Town in Southwest France

Fleurance , Gers , Occitanie



€650,000

inc. of agency fees

5 Beds 5 Baths 339 sqm 2 ha

Experience the charm of a historic manor house with 2 hectares of land, perfect for B&B or entertaining, just a short walk from town in the heart of Gers in southwest France.

At a Glance

Reference	MFH-RLP83452	Near to	Auch	Price	€650,000
Bed	5	Bath	5	Hab.Space	339 sqm
Land	2 ha	Pool	Yes	Land Tax	€4325.00

Property Description

Located within walking distance of a charming town, this extraordinary property presents a rare opportunity to own a piece of history surrounded by 2 hectares of lush land. This magnificent old manor house exudes character and grandeur, offering a taste of the past while embracing the beauty of the present. Picture yourself strolling through the enchanting garden, where the scent of Mediterranean flora fills the air, this is truly a gem in the heart of Gers.

Step inside and be greeted by a vast living and dining room, perfect for hosting grand gatherings or enjoying the spacious ambience. Upstairs, a sprawling library of similar size invites you to lose yourself in a good book or engage in lively conversations with friends and family. With ample room for everyone, this home is ideal for couples looking to run a bed and breakfast or those who frequently entertain.

The main house features two generously sized bedrooms and bathrooms, ensuring comfort and privacy. In the garden, you'll find guest accommodations consisting of three independent rooms, each equipped with a shower and WC. These rooms are conveniently connected to the main house via a covered walkway, providing easy access while maintaining a sense of seclusion.

While some modernisation is required, the effort is more than worth it to transform this excellent property into your dream home. Imagine the joy of living in a historic manor house that combines the charm of yesteryear with the conveniences of today, all within a short walk to town.

With its rich history, spacious interiors, and enchanting garden, this property awaits you to bring your vision to life and create a truly special place to call home.

The Manor House

On the ground floor

- Sitting room/dining room (82 sq.m) with large stone fireplace and access to the terrace/pool
- Kitchen (21,6 sq.m) access to the outside
- Boiler room (7 sq.m)
- Corridor (12,7 sq.m)
- Bathroom with shower and sink (7,8 sq.m)
- Separate WC (1,5 sq.m)

On the first floor

- Library/office/second sitting room (66,5 sq.m) stone fireplace
- Bedroom 1 (15,6 sq.m)
- Bedroom 2 (18,5 sq.m)
- Landing (11,5 sq.m)
- Bathroom with shower, sink, bidet and WC (7 sq.m)

The Studios

- Studio 1 – room with shower room and WC (29 sq.m)
- Studio 2 – room with shower room and WC (29 sq.m)
- Studio 3 – room with shower room and WC (29 sq.m)

Additional Information

- Annual tax foncière 4325 € per year
- Swimming pool (12m x 5m) with terrace
- The property needs work/modernisation
- Magnificent Pigeonnier to renovate
- Walking distance to everything
- Large double garage with storage area
- Possibility to do B&B, or gîte
- Two plots of constructible land to both sides of the property totalling 10,113 sq.m
- DPE for main house - D 201/D42 4410€-6010€ pa
- DPE for studios – D242/B7 1630€-2250€ pa

Access and the Area

- Located in the [Gers \(32\)](#)
- Toulouse Blagnac International Airport 1 hr 10 mins away
- Agen TGV train station at 40 mins.
- All shops and services are accessible on foot.
- Bakery less than a 5 min walk.

Ideally located in town surrounded by a large garden, in a quiet neighborhood, with a long driveway to access the property.

Don't miss out on this unique opportunity to own a Mediterranean pearl in the heart of Gers.

Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Near to a Golf Course?	✓

And Before You Ask

Exposure:	East
Condition:	Needs upgrading and modernising
Heating System:	Central heating (gas)
Reason for selling:	Familial reasons
Condition of Roof:	Needs some attention
Drainage:	Connected to mains town system
Land Tax:	€4325.00

Summary

Property type:	Mansion
Bedrooms:	5
Bathrooms	5
Price	€650,000

Key Information

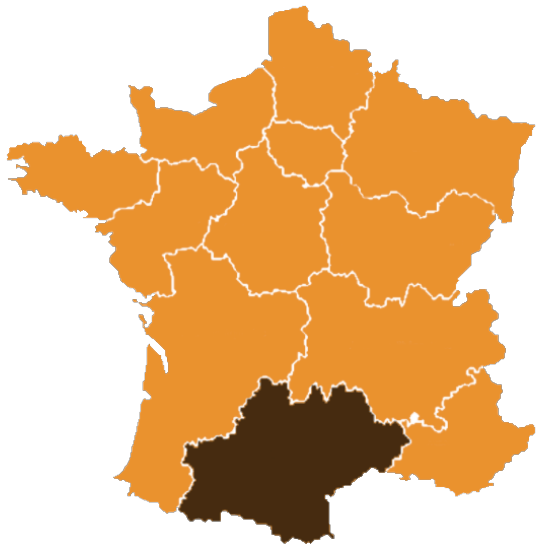
Internal Area:	339 sqm
Land Area:	2 ha
Floor:	2
How many Outbuildings:	1
Number of Fireplaces:	2

Property Features:

- Atypical property with Chateau features
- Walking distance to all amenities
- Garage
- Swimming pool and Pigeonnier
- Constructible land of 1 hectare
- Three independent studios

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

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates