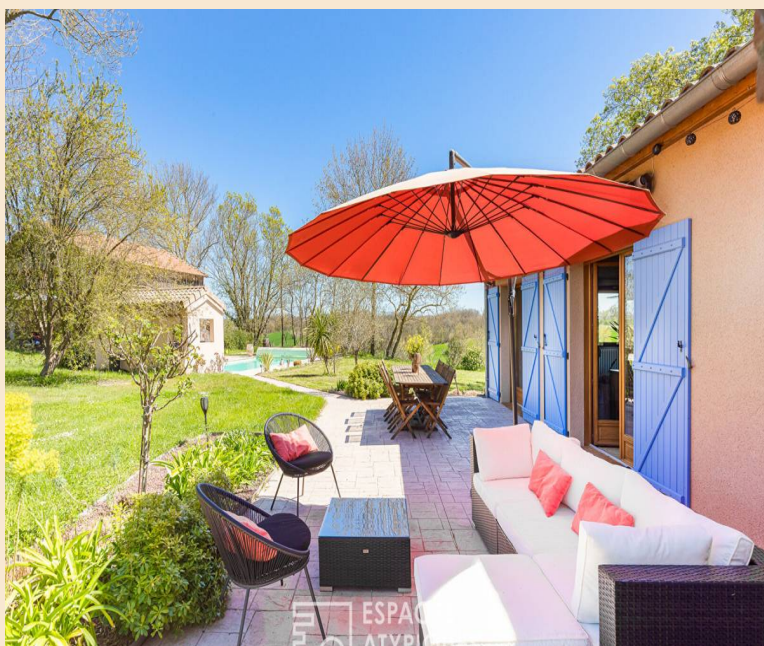


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Renovated Gascon house

Gers , Occitanie



€595,000

inc. of agency fees

6 Beds 2 Baths 229 sqm 0.45 ha

Nestled in the heart of the Gers countryside, this magnificent, fully renovated Gascon house of approximately 229m2 is a true invitation to rest and convivial...

At a Glance

Reference	MFH-EAT10325	Near to	Toulouse	Price	€595,000
Bed	6	Bath	2	Hab.Space	229 sqm
Land	0.45 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in the heart of the Gers countryside, this magnificent, fully renovated Gascon house of approximately 229m2 is a true invitation to rest and convivial moments. Combining old-world charm with modern comfort, it offers bright and warm spaces. Upon entering, you will be greeted by a superb hall with storage space. This hall leads you to a vast double living room, decorated with a wood-burning stove. The adjoining dining room opens onto the exterior, offering a view of a green garden and a large terrace where it is pleasant to relax on sunny days. The kitchen, separated by a glass roof, is fully equipped and designed to be as functional as it is

aesthetic. A utility room completes this ensemble, ideal for storage and daily organization. On the same level, the house offers a master suite, a true cocoon of tranquility, as well as a modular office that can easily be transformed into a bedroom as needed. The upper floor reveals four bedrooms, each carefully decorated, offering a cozy atmosphere conducive to rest. A large, spacious bathroom completes this floor, guaranteeing comfort and practicality for the whole family. Outside, the old barn has been renovated into an exceptional relaxation space. Formerly used as a garlic dryer, it now houses a living room, a dining room, and a spare kitchen, providing an ideal setting for welcoming friends and family. The large terrace extends to the swimming pool, a true jewel of the place, surrounded by a wide beach where it is pleasant to relax while enjoying a majestic view of the surrounding countryside. A pool house completes this outdoor space, accompanied by a bowling alley, promising festive and joyful moments under the Gers sun. Without any overlooking, this house is a true haven of peace where the sweetness of life takes on its full meaning. A unique place where every detail has been designed to offer comfort and serenity to its inhabitants. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established using 2021 energy prices: between EUR2,450 and EUR3,390 Information on the risks to which this property is exposed is available on the Géorisques website Sales agent: Marine Andrieu - EI - RSAC number 517 891 453 - 07 84 5 23 49

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€595,000

Key Information

Internal Area:	229 sqm
Land Area:	0.45 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Occitanie



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