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Character Property with a great income

Auch , **Gers** , **Occitanie**



€1,595,000

inc. of agency fees

9 Beds 7 Baths 996 sqm 4.5 ha

Located in the heart of the Gers, in the middle of 4.5 hectares of park and meadow with views of the surrounding...

At a Glance

Reference	MFH-BG33113	Near to	Auch	Price	€1,595,000
Bed	9	Bath	7	Hab.Space	996 sqm
Land	4.5 ha	Pool	No	Land Tax	N/A

Property Description

Located in the heart of the Gers, in the middle of 4.5 hectares of park and meadow with views of the surrounding countryside, this sublime property offers you an opportunity for high profitability or a magnificent family home.

It is made up of a main house of almost 300 m² with beautiful bright rooms: living room of 37 m² with pellet stove, dining room of 48 m², kitchen and back kitchen of 30 m² fully equipped and office of 15 m². The

living rooms open onto a large private terrace with barbecue. Upstairs, a big landing leads to 2 bedrooms of 23 and 33 m² sharing a bathroom and both having access to a beautiful 90 m² terrace, then a master bedroom with bathroom and dressing room.

The current commercial part has 5 guest rooms: 380 m² adjoining the main house, which could form a whole. There are 4 bedrooms with their own bathroom, as well as a suite consisting of 2 bedrooms and a bathroom. Also a 100m² living room with fireplace and billiard area, a 32m² veranda and a 22m² shop.

Then, the reception/wedding part: a 270 m² room with bar, catering room, toilet and winter garden.

Two small independent houses of 45 and 52 m² can be used as gites or accommodation for staff.

Summer weddings and receptions are often celebrated in the magnificent park which is home to century-old trees, a 12x6 swimming pool with remote-controlled solar shelter, a tennis court, a paddock and a 26 x 60 m career for horses, and a beautiful barn of 160 m².

Photovoltaic panels provide 50% of the electricity consumption of the property, the septic tanks are up to standard, the well allows the park to be watered, and the facade and the roof of the charterhouse have just been redone.

The current owners have a very good annual turnover, which can easily be increased. The property can be used for tourist accommodation, a restaurant, or simply a family home.

Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	7
Price	€1,595,000

Key Information

Internal Area:	996 sqm
Land Area:	4.5 ha

Location: Occitanie



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