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## Beautiful estate on 43ha with vue on the Pyrenees

Villecomtal-sur-Arros , Gers , Occitanie



# €698,800

inc. of agency fees

4 Beds    1 Baths    425 sqm    4.3 ha

Beautiful estate on 4.3ha with vue on the Pyrenees. This beautifully converted estate is a feast for the eyes. Completely...

### At a Glance

<b>Reference</b>	MFH-MPGRC2076	<b>Near to</b>	Villecomtal-sur-Arros	<b>Price</b>	€698,800
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	425 sqm
<b>Land</b>	4.3 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful estate on 4.3ha with vue on the Pyrenees.

This beautifully converted estate is a feast for the eyes. Completely privately located on a long driveway and yet a stone's throw from a village with various facilities.

The house with the outbuildings is situated in such a way that a beautiful courtyard has been created. It is mainly built in the typical style of this area, namely walls built with boulders.

All windows are double glazed. The house is excellently insulated and equipped with a pompe à chaleur. The house almost only has large spaces. Even the bathroom measures over 28m<sup>2</sup> with private balcony with a staircase to the garden where a jacuzzi is planned.

The kitchen is fully equipped and flows into a huge utility room followed by a large technical room, where there is a sauna for 3 people.

To the left of the entrance the dining room followed by the large living room of plm 100m<sup>2</sup>. Then another room with bar.

The stairs upstairs lead to a master bedroom with the super large bathroom. Left 2 bedrooms with a shared bathroom. Attached to it is a large space where an office is located with a sitting room. Here the stairs to the tower that offers a view of 360 degrees. Could be a yoga room.

On the estate there is also a large barn, a carport / open barn and an open barn adjacent to the courtyard. A tunnel greenhouse and a semi above ground swimming pool.

Total: 4.3 ha around the house.

If you like space, tranquility and luxury, this is the ultimate home.

I hope to show you around soon.

## Summary

Property type:	Chateau
Bedrooms:	4
Bathrooms	1
Price	€698,800

## Key Information

Internal Area:	425 sqm
Land Area:	4.3 ha

## Location: Occitanie



## Gallery









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**C. BAUER – Sunday Times**

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