

[Click to view MFH-BG33241](#)

Exceptional Stone Property with 26 hectares, Pool and Outbuildings

La Romieu , Gers , Occitanie



€999,000

inc. of agency fees

3 Beds 4 Baths 285 sqm 26 ha

In La Romieu, Magnificent stone property featuring a 285 m² main house, a convertible outbuilding, a large garage,...

At a Glance

Reference	MFH-BG33241	Near to	La Romieu	Price	€999,000
Bed	3	Bath	4	Hab.Space	285 sqm
Land	26 ha	Pool	No	Land Tax	N/A

Property Description

In La Romieu, Magnificent stone property featuring a 285 m² main house, a convertible outbuilding, a large garage, a lovely swimming pool and 26 hectares of parkland and meadows.

The gate opens onto a charming tree-lined driveway that leads to the main house, leaving on the left a spring

that fills a lovely pond where it's nice to cool off in summer, a little further a large orchard, and on the right a beautiful wooded park. The imposing stone building has been renovated with great taste and quality in the choice of materials and architecture. The entrance hall with its beautiful marble staircase leads to a spacious living room with stone fireplace and ceramic wood-burning stove, and a very large, fully fitted and equipped kitchen, which opens onto the terrace. A 2nd living room leads to a guest bedroom with private bathroom, and behind the kitchen an old barn has been converted into a beautiful party room. Upstairs, a study, the master bedroom with fireplace, shower room and dressing room, and a 3rd bedroom with shower room, mezzanine like a 'tree house' and access to the garden. The house also features a cellar with storage and wine cellar.

An outbuilding features a 130 m² garage for cars and garden equipment, plus a carport for 4 vehicles. Another outbuilding remains to be converted if you have plans for a gîte or similar.

The 26 hectares of parkland and meadows are free of any commitment, which is rare

A magnificent property with all the assets we're looking for, come and see it quickly.

Fees to be paid by the seller. Energy class E, Climate class C Estimated average amount of annual energy expenditure for standard use, based on the year's energy prices 2021: between 3850.00 and 5270.00 €.

Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Summary

Property type:	Farmhouse
Bedrooms:	3
Bathrooms	4
Price	€999,000

Key Information

Internal Area:	285 sqm
Land Area:	26 ha

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