

A dream location! Vines all around, awesome views over rolling hills to the mountains across the horizon

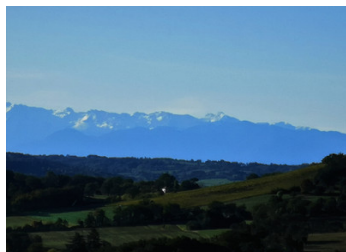


INFORMATION

Town:	Saint-Mont
Department:	Gers
Bed:	3
Bath:	2
Floor:	370 m2
Plot Size:	8157 m2

IN BRIEF

This amazing property has the most stunning views set in the heart of the wine region. It requires some work to bring it up to date and realise its full potential. The outbuildings are tremendous for an indoor pool, business potential, storage or for a car collection perhaps as the outbuildings are insulated as this was a wine domaine. Alternatively could be removed to create a larger garden area and additional views!

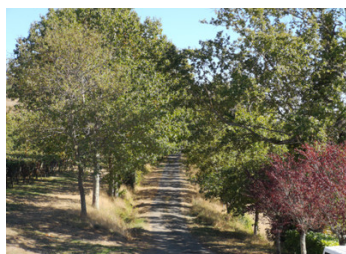


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located halfway between Toulouse and Bordeaux and close to the Pyrenees, the Gers or Gascony is a popular destination for the French and Foreigners alike thanks to its sunshine, the protection of its natural and cultural environment and major festivals including the International Jazz festival in Marciac.

The richness of its heritage and gastronomy means the Gers offers an amazing quality of life and longevity! The rolling verdant landscapes, full of sunflowers and vines make it the county of good living popular with artists too due to the quality of the light

Known as the French Tuscany due to the outstanding scenery and historical sites, the Gers is renowned for its Armagnac, Floc, Confit de canard, Sunflowers and local wines.

A private tree lined avenue leads to the front of the property, steps onto to a terrace to an impressive front door.

A large entrance hall of almost 25m² with double doors to rooms on either side through to the rear of the property.

There are 2 large salons with double doors from the hall one with a lovely wooden floor the other with original tiles. Both have fire places.

A large open plan kitchen dining area with fireplace , an access to a large conservatory and outside.

Dimensions:

Ground Floor

Entrance 24.5m²

Salon 30m² Or downstairs bedroom 6) with fireplace

Salon with wood flooring 31m²

Salon With stairs to mezzanine 21m²

Tower room (to finish) 43m²

Back Entrance 2.9m², lobby area 6.7m² with washbasin WC 1.5m²

Kitchen dining area with fire place and tiles floor 47m²...

NOTES