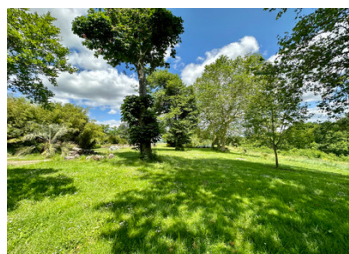
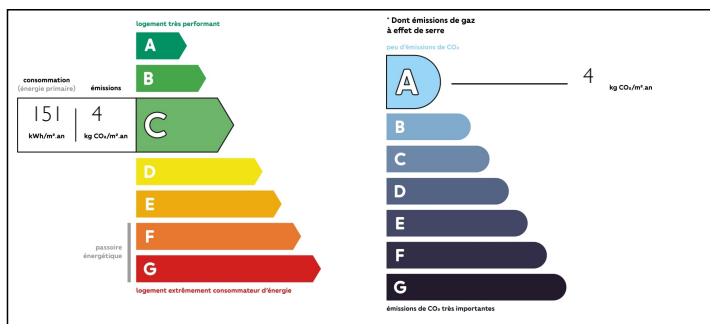


## Romantic Maison de Maître in grounds of 6,8Ha Gers, South West France



## ENERGY - DPE



## INFORMATION

Town:	Nogaro
Department:	Gers
Bed:	6
Bath:	3
Floor:	400 m2
Plot Size:	68000 m2

## IN BRIEF

In the stunning Gers countryside this charming house with high ceilings and luminosity is situated at the end of a sweeping treeline driveway. Enveloped in BIO countryside with a small working vineyard (Cabernet Sauvignon), trees, wood, park, tennis court and rewilding this elegant home is awaiting it's next custodians. Once a former Armagnac Domaine set in approximately 17 acres; this impressive house with business potential is located on the outskirts of a pretty village and less than 10 minutes from 2 market towns with all amenities. The current owners have lovingly restored the property with the addition of a new kitchen, extensive re-wiring and central heating. The bonus is that there is ample opportunity for the new owners to make their mark and take this grand house to it's next level. With airports of Bordeaux & Toulouse (1h45) Tarbes/Lourdes (1hr), Biarritz (1h50), Ski (1h40), Spain (2h20), Lycee in Nogaro

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe foncière: 1826 EUR

## NOTES

## DESCRIPTION

Heated by radiators that work off a recently installed heat pump system this economical form of energy has had the infrastructure in place for adding to the system if required.

The house comprises of;

### GROUND FLOOR

Entrance hall 30m<sup>2</sup> an impressive entrance through double wooden/glass doors reveals a grand hallway with patterned stone floor and doors leading to the salons and dining rooms

SALON 29.5m<sup>2</sup> double aspect, functioning fireplace with shutter and marble surround, radiator

SALON/LIBRARY 27m<sup>2</sup> marble fire surround, fitted storage and shelving, double patio doors to the garden, radiator

FORMAL DINING ROOM 31.4m<sup>2</sup> 2 windows, radiator, marble fire surround

BREAKFAST ROOM 25.5m<sup>2</sup> Inglenook fireplace with wood burner, door to garden, door to entrance hall,

KITCHEN 22m<sup>2</sup> fully fitted kitchen with granite countertops, central island with integrated dishwasher and sink, 6 ring gas hob/extractor fan, 2 ovens, plate warmer, tiled floor, double glazed door to rear garden, spot lights, ceiling beams

UTILITY 11m<sup>2</sup> sink, tiled floor, plumbing for washer and dryer, tiled floor, heating system, door to garden

OFFICE 21m<sup>2</sup> double glazed double patio doors to the garden, tiled floor, spot lights, ceiling beams, radiator

WC

### FIRST FLOOR

LANDING 18m<sup>2</sup>

BEDROOM 31.5m<sup>2</sup> wooden floor, double aspect, 1 radiator, feature marble fireplace

BEDROOM 32m<sup>2</sup> wooden floor, 1 radiator, white marble feature fireplace with shutter, 3 windows

BEDROOM 27.5m<sup>2</sup> wooden floor, feature marble fireplace, radiator, window