

Beautifully restored ancient Gascon Manoir & guest house, stone barn and over 5 hectares of land

EXCLUSIVE



## INFORMATION

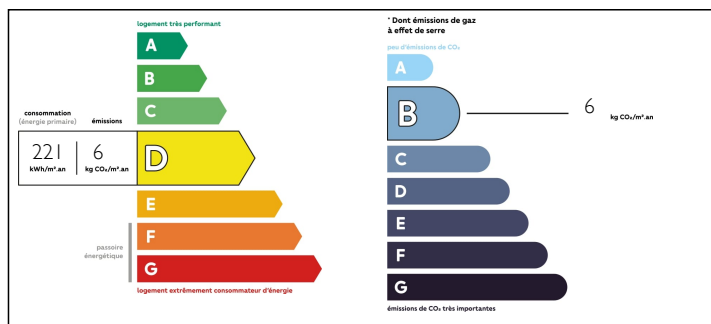
Town:	Marciac
Department:	Gers
Bed:	8
Bath:	7
Floor:	459 m2
Plot Size:	54865 m2

## IN BRIEF

This exceptional property dates back to 16th-17th century. It is comprised of a manor house (290m2), a pigeonier (169m2) converted into a guest house/gîte and a vast stone outbuilding. It sits in an elevated position on 5.48 hectares of fenced-off land and enjoys magnificent and unspoiled views of the surrounding countryside. The location is very quiet, but the property is situated close to Marciac, a village known for its International Jazz Festival. Enjoy the beauty of the country life, while staying close to all services.



## ENERGY - DPE



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: **2989 EUR**

## NOTES

## DESCRIPTION

A beautiful forged gate marks the beginning of the discovery of this beautiful property, which immediately impresses with all the grandeur of a Gascon manor house. As you enter through a second large wooden door in the stone wall surrounding that part of the property, you will see the north facade of the house with its stained glass windows and, to your left, a pretty pigeonnier that is now a guest house.

Let's start with the main house. This imposing house with its metre-thick stone walls has been carefully restored over the years by the current owners using authentic period features and materials.

You will love the old terracotta floor tiles, the ancient doors with old latches and bolts, the old locks, the high ceilings (3.5m on the first floor and 4m on the first floor), the mouldings, the Louis XV and XVI wood-carved fireplaces. You will admire the north facade with mullioned windows with stained glass, and the beautiful south facade with double-glazed windows and French doors in 18th-century style with transom openings.

The wooden studded double entrance door opens onto a large entrance hall with an impressive 18th century wooden staircase.

At the far left end of the hallway (27m<sup>2</sup>) with beautiful stained-glass windows is an enormous kitchen/dining room (47m<sup>2</sup>). You'll admire the stone door and window frames, the ceiling with large exposed beams and rafters, the stone sink and 18th-century Delphe tiles, and the Gothic fireplace.

Next to the kitchen is a...