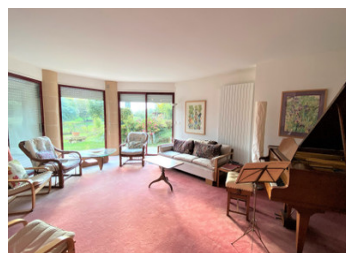


ELEGANT COUNTRY HOUSE / TOP QUALITY RENOVATION / ENERGY EFFICIENT / POOL / SUPERB GARDEN / STUNNING VIEWS



INFORMATION

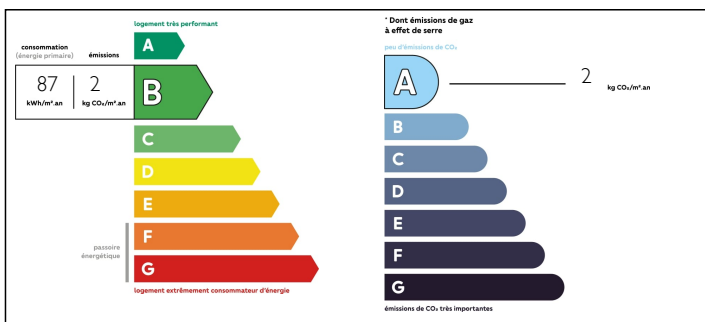
Town:	Laguian-Mazous
Department:	Gers
Bed:	4
Bath:	2
Floor:	360 m2
Plot Size:	4229 m2



IN BRIEF

A stylish blend of period and contemporary architectural features make this beautiful Gers house unique. Dating from 1850 it has been beautifully restored by architects and is extremely energy efficient with an exceptional 'B' energy rating. 4 Bedrooms, two bathrooms, a wealth of reception space and a fabulous 100m2 pool area with a 12 X 6m saltwater pool provide that perfect balance of indoor and outdoor living. The magnificent views from the beautiful, well-established south facing garden take in the surrounding countryside and the Pyrenees beyond. The salon has full height bay windows, duplicated in the bedroom above. The open plan kitchen/dining room has a wall of glass onto a terrace with views to the mountains. Relax around the fire in the salon, read or work in the library, enjoy the acoustics of the music room or find entertainment in the cinema/games room. All set in a peaceful quiet...

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: 1756 EUR

NOTES

DESCRIPTION

Automatic wrought iron gates lead you down a short driveway to a carport from which you can enter the house. There is a path around to the front door which faces the garden and the spectacular mountain views.

GROUND FLOOR

A light and airy entrance hall with original 1850 oak staircase.

The main living room, complete with large open fireplace an original stone sink. Open plan to - The Music Room with its full height bay windows and doors to the terrace.

Library with open fireplace, old stone sink, bread oven and built in bookshelves on 3 walls.

Exceptional open plan kitchen and dining/sunroom with sliding glass doors to the spacious terrace. Granite worktops, induction and gas hob, and loads of cupboard space.

Shower Room with walk in shower

Utility / laundry Room

Storage Room

Games/cinema room

Galleried reception room with an exposed beam cathedral ceiling. Stairs to bedroom and WC.

Wine Store/Cave, (temperature controlled) accessed from the Galleried reception room.

Spacious Workshop and Machine Room (Hot water/heat exchange pump etc) with door to carport.

MID LANDING - 1ST FLOOR

Bedroom 1

Bathroom with bath and separate walk-in shower

Laundry/linen room

WC

1ST FLOOR

Bedroom 2

Bedroom 3

Bedroom 4 (bay window, currently set up as an architect's studio)

WC