

Stunning 18th Century Gascon farmhouse, close to Marciac with over 1 ha of parkland

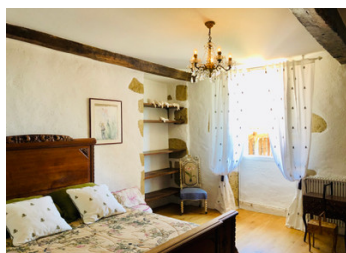


## INFORMATION

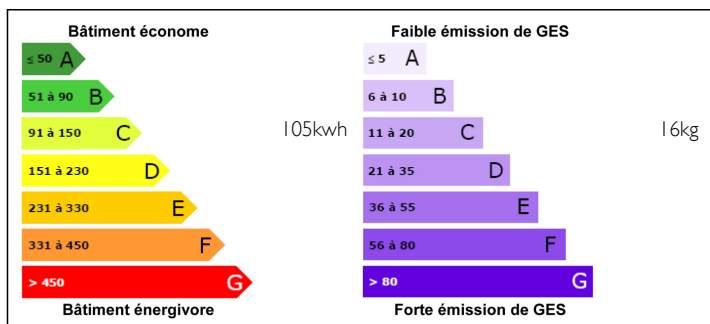
Town:	Marciac
Department:	Gers
Bed:	8
Bath:	3
Floor:	460 m2
Plot Size:	10272 m2

## IN BRIEF

Situated in the rolling hills of the Gers, south west France within minutes of Marciac famous for its world renowned Jazz Festival; you will find this stunning house authentically restored by it's owners. This charming property offers traditional, tasteful features combined with the comfort of modern living. The large, luminous rooms offer flexibility of living for a large, extended or growing family. A glazed patio connects the second part of the house where there is an independent annex, offering rental potential. The grand mezzanine has a real wow factor and could be further utilized as office or yoga space: this leads to the pigeonier which is to be finished to your taste. A long private driveway leads to the shady grounds accessed via electric gates; with ample parking space, an orchard, a variety of mature trees and shrubs, a pond with a stone outbuilding, areas that have been rewilded...



## 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.



## LOCAL TAXES

**Taxe foncière: 2602 EUR**

## NOTES

## DESCRIPTION

The house really benefits from a prime location with views of the Marciac church spire from the window and the beautiful church of Saint Christaud which is lit up at night nearby, plus the house is 1 km from the Camino de Santiago de Compostela! The Chateau de Pallane golf course can also be seen from the grounds. What a beautiful place to be!

Set well back from the road within its shady grounds of over a hectare, this has been the family home of the present owners for a number of years. They have improved the property during their time in it, using local craftsmen to make the new staircase and renovate the woodwork where needed, as well as replacing the roof on the pigeonier.

Fibre is available and a connection hatch is at the end of the driveway ready for connection if the new owners require.

The house comprises:

Ground Floor -

Entrance Hall 9.93m<sup>2</sup> with tomette floor tiles and 2 radiator, door to

Office 11.33m<sup>2</sup> two leather clad doors open to this characterful room with window, tomette floor tiles, colomage wall

Sitting room 22.32m<sup>2</sup> double internal french doors lead into this lovely room with patio doors to the terrace, wooden flooring.

The door to the right of the entrance hall leads to the large;

KITCHEN/DINING room 34.84m<sup>2</sup>, tomette floor tiles, 3 windows, 3 radiators, inglenook fire place with wood burning stove, white fitted kitchen base and wall units with 3 gas ring hob plus 1 electric ring,...