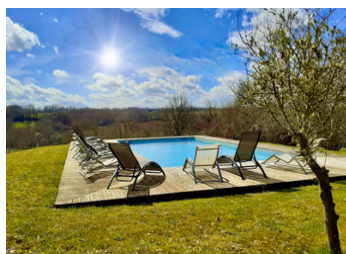


Exceptional Gascon farmhouse with two thriving independent gîtes and 1.5 hectares of private parkland.



INFORMATION

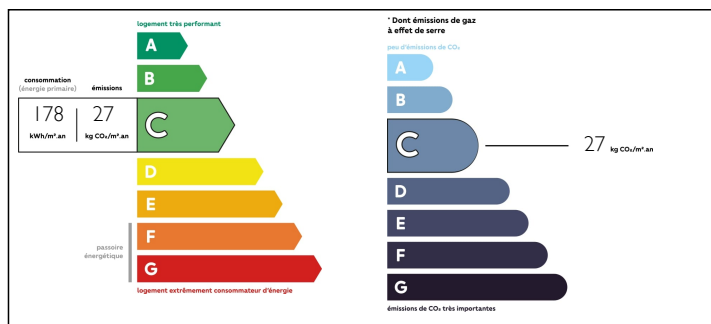
| | |
|-------------|----------------------|
| Town: | Saint-Pé-Saint-Simon |
| Department: | Lot-et-Garonne |
| Bed: | 10 |
| Bath: | 6 |
| Floor: | 415 m2 |
| Plot Size: | 15122 m2 |



IN BRIEF

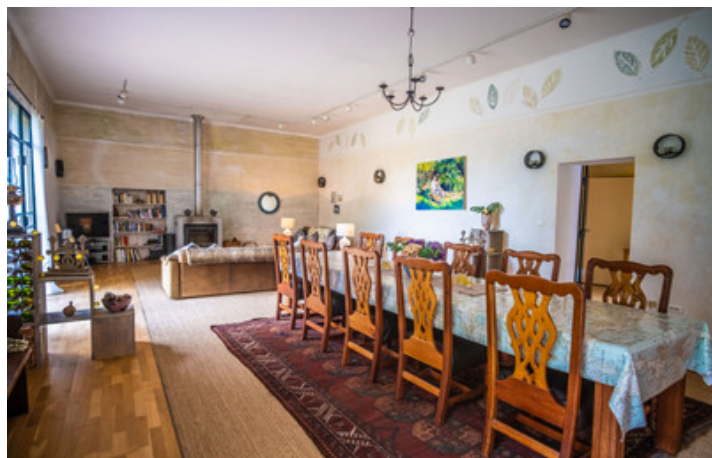
This charming, fully restored, former Armagnac estate (415 m2) was built in the early 19th century and lies on the fringes of the Parc Natural des Landes de Gascogne, one of the greatest expanses of forest in Western Europe and a haven for nature lovers. The property nestles on a gently elevated site and is surrounded by undulating green hills, Armagnac vineyards and woodland. It is completely private and peaceful with glorious, unimpeded south facing views of the neighbouring Gers. As well as the principle house, there are two well-established and popular gîtes, which can provide an immediate business opportunity for the new owners. There is a recently installed swimming pool (10 m x 5 m) with a sun deck and outside shower - whilst, the extensive and beautifully maintained parkland has several private terraces and al fresco dining opportunities. A rare find, this is a fantastic opportunity to move seamlessly...

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: 2233 EUR

NOTES

DESCRIPTION

With 10 bedrooms and 6 bathrooms, and in excellent condition throughout, there is still ample scope to develop further and the three properties could easily be reconfigured to your requirements. The main house and the first gîte, for example, could be combined to create a larger principle home and still provide a second independent guesthouse with its own gas central heating system. There are also two separate entrance gates and driveways for the main house and the two guesthouses.

One advantage of the current configuration is that both gîtes can be rented out simultaneously by extended families and friends, providing extra space and privacy.

There is fibre optic broadband (2GB) throughout the entire property.

Main House:

A private driveway leads to the main house where there is covered parking and a workshop. There is also a covered outdoor terrace from the kitchen side.

From this door (one of three ground entrances) there is a beautifully fitted kitchen (18 m²) with beautiful, original tiled floors.

This leads to the dining room (19 m²) with a handsome wood-burning stove.

From here there is a living room (18.5 m²) with fireplace and wood burning stove.

There is a central hallway (13 m²), which has a wonderful wrought iron spiral staircase. This leads through to the utility room with the gas fired central heating system for the main house and the first gîte. There is also underfloor heating in both. There is also a downstairs shower room (7.5 m²) with washbasin and separate WC.

The spiral staircase...