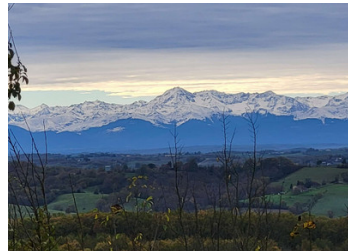


Luxury Manor with Pyrenees Views, Pool & B&B Potential near Marciac, Gers 32 South West France



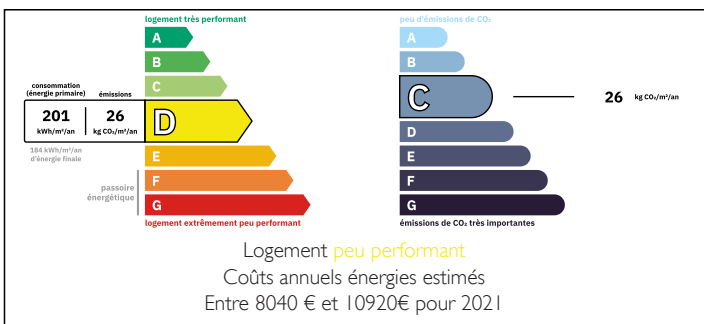
INFORMATION

Town:	Couloumé-Mondebat
Department:	Gers
Bed:	6
Bath:	7
Floor:	512 m ²
Plot Size:	13350 m ²

IN BRIEF

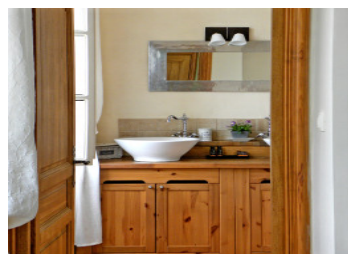
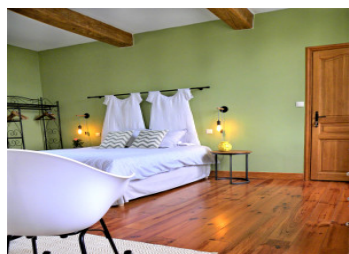
Set in the heart of the Gers this exceptional 19th-century manor house offers a rare blend of character, tranquillity and income potential. Currently operated as a successful luxury bed and breakfast, it would equally suit a spacious and elegant family home. The estate sits on over one hectare of land with panoramic views across rolling countryside towards the Pyrenees mountains, delivering peace, privacy and unforgettable sunsets. Fully restored with great respect for its historic features, the property includes a manor house and a 17th-century barn (1662), once part of a traditional farm. Five generous ensuite bedrooms feature parquet floors and private bathrooms with freestanding bathtubs or walk-in showers. A large reception room is ideal for events, retreats or family gatherings. Outside, enjoy landscaped gardens, multiple terraces, a 5 x 12 m heated swimming pool, and leisure areas. Located near Plaisance...

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.



DESCRIPTION

Nestled in the heart of the Gers, a short drive from Marciac and its world-renowned international jazz festival, this beautifully restored property offers the rare chance to step straight into a turnkey B&B or an elegant family home. Surrounded by rolling countryside, sunflower fields, and timeless Gascon charm, it combines proven lifestyle appeal with strong income potential. Guests—and owners—are drawn by the region's relaxed pace, vibrant cultural calendar, and exceptional food and wine. Whether your dream is hosting discerning travelers or enjoying refined country living with a musical soul, this is a place that truly sings

FURNITURE PACKAGE AVAILABLE - ASK FOR FURTHER DETAILS

With easy access to Toulouse and Bordeaux international airports, this is a rare lifestyle property in South-West France.

As well as benefiting from a wood burner and pellet burner ALL living areas have heating and are equipped with sufficient radiators.

BRIEFLY COMPRISED OF;

GROUND FLOOR

BREAKFAST ROOM 40m² with pellet stove in dining area

KITCHEN 29.6m² bespoke oak fitted kitchen with mountain views

UTILITY ROOM 18.5m²

BOILER ROOM 10m²

SHOWER ROOM

GRAND RECEPTION ROOM 90m² wood burner, accessed via the courtyard and opens to an OFFICE 38.5m²

SITTING ROOM 28m²

ENTRANCE HALL 16m²

BEDROOM 1 opens to bathroom 37 m²

FIRST FLOOR

BEDROOM 2 with bathroom 25m²

LOCAL TAXES

Taxe foncière: **2319 EUR**

NOTES