LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43206NJD32 Price: 285 000 EUR

agency fees to be paid by the seller

Unique stone property – ideal for retreats, yoga, workshops, groups or shared living

EXCLUSIVE















INFORMATION

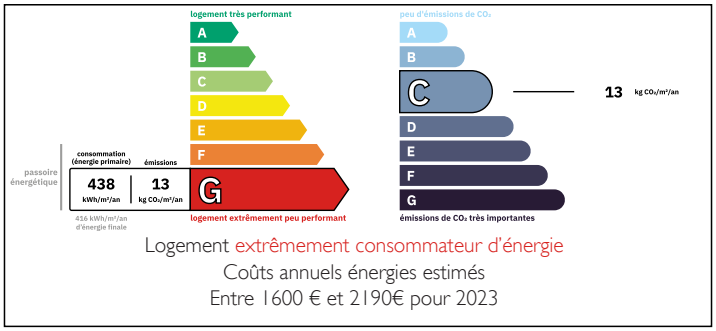
Town:	Montréal
Department:	Gers
Bed:	4
Bath:	2
Floor:	82 m2
Plot Size:	14000 m2

IN BRIEF

An unusual former stone farmhouse offering far more than a conventional country home. Large communal areas, multiple sleeping spaces, independent guest accommodation, substantial outbuildings and 1.4 hectares make this a particularly interesting property for retreats, yoga and wellbeing, workshops, group stays or a shared-living project.

Set in the peaceful Gers countryside, with far-reaching views and the Pyrenees visible on clear days, this is above all a place designed for bringing people together.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1600 € et 2190€ pour 2023

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.

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NOTES

DESCRIPTION

Situated in the small historic hamlet of Balarin, close to Montréal-du-Gers, this former stone farmhouse offers an unusual combination of private accommodation, communal areas, guest space and extensive outbuildings.

Rather than following the conventional layout of a holiday home, the property provides a flexible collection of spaces particularly suited to those looking for somewhere to live, receive guests and develop a group or residential project.

MAIN HOUSE:

The main house comprises a kitchen (18 m²), a living room (17 m²) with wood-burning stove and dual-aspect windows, two generous bedrooms (17 m² each) and a shower room (6 m²).

One bedroom has independent access through French doors onto a terrace.

Across the terrace is a separate stone room (12.5 m²) with its own entrance, providing a third bedroom.

INDEPENDENT GUEST ACCOMMODATION:

A separate stone building provides independent guest accommodation.

On the ground floor, an open-plan living and dining space (22 m²) is centred around an original stone fireplace. The chimney is prepared for the installation of a wood-burning stove if desired.

Wooden stairs lead to a sleeping area (18 m²) beneath a beautifully restored roof with exposed timbers.

This arrangement offers the possibility for an owner to live privately while guests, family, participants or a teacher/facilitator can be accommodated