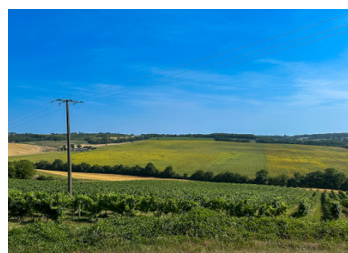
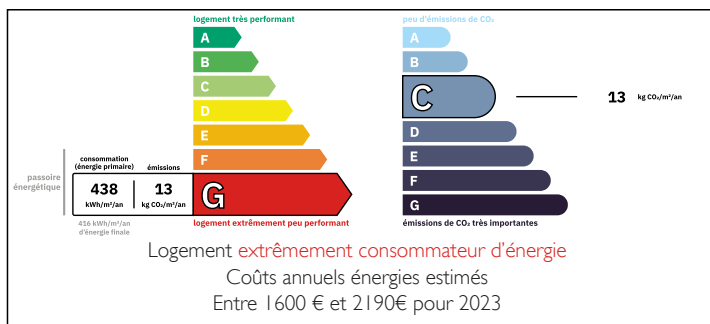


Charming stone country property with guest cottage, extensive barns and 1.4 hectares, enjoying Pyrenean views

EXCLUSIVE



ENERGY - DPE



INFORMATION

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

IN BRIEF

Set within a peaceful rural hamlet in the heart of the Gers countryside, close to the historic bastide of Montréal-du-Gers, this delightful ensemble of traditional stone buildings offers a rare opportunity to acquire a versatile and characterful country home.

Comprising a charming main house, an independent guest cottage, extensive barns and outbuildings, and approximately 1.4 hectares of land, the property combines authentic regional character with significant potential for further development.

Enjoying open views across rolling countryside — and, on clear days, long-reaching vistas towards the Pyrenees — this is a peaceful and inspiring setting, ideal as a family home, holiday retreat or lifestyle investment.

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

A harmonious collection of stone buildings typical of the Gers, the property immediately evokes the charm and authenticity of Gascony. Pale stone façades are complemented by traditional deep red shutters — a distinctive regional feature that adds warmth and character.

The main house is welcoming and practical, entered via a central kitchen (18 m²) which forms the heart of the home. From here, the accommodation flows into a cosy living room (17 m²) with wood-burning stove and dual-aspect windows, and two generously proportioned bedrooms (both 17 m²). A shower room (6 m²) completes the layout.

One bedroom benefits from independent access via French doors opening onto a terrace, offering flexibility for guests. Across this terrace, a separate stone room (12.5 m²) provides a third bedroom with its own entrance.

The independent guest cottage adds further appeal, offering ideal accommodation for visiting family or potential rental use. The ground floor comprises an open-plan living and dining space (22 m²) centred around an original stone fireplace, with provision for a wood-burning stove. Above, a charming sleeping area (18 m²) with exposed beams enjoys elevated views across the surrounding countryside.

Barns & Outbuildings

A particularly attractive feature of the property is the extensive range of barns and outbuildings, offering exceptional flexibility and development potential.

A large barn (75 m²), accessed directly from behind the kitchen, is currently arranged as a spacious dining and entertaining area. Double barn doors open to both front and rear, creating a natural indoor-outdoor flow. This space also includes...

NOTES