LEGGETT
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Ref: A46225NJD32 Price: 895 000 EUR

agency fees to be paid by the seller

Exceptional Stone Country House with Panoramic Views















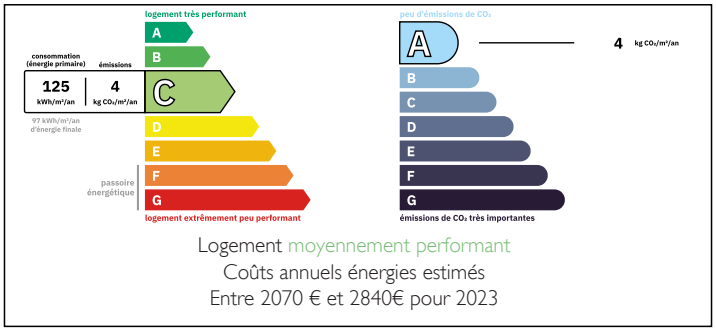
INFORMATION

Town:	Mansencôme
Department:	Gers
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	14065 m2

IN BRIEF

Occupying an elevated position in the heart of the Gers, this beautifully restored country house enjoys magnificent panoramic views across rolling countryside towards the church and château of Mansencôme and, on clear days, the snow-capped Pyrenees. Set within approximately 1.41 hectares of landscaped gardens and fenced pasture, the property offers around 260m² of beautifully presented accommodation, currently arranged as a substantial family home with independent living quarters. A 10 x 4 metre swimming pool, an impressive traditional stone winery barn, two stables, a tack room, two enclosed paddocks and a range of useful outbuildings provide exceptional versatility, whether for family life, keeping horses, welcoming guests or generating supplementary income. Beautifully maintained throughout, this is a rare lifestyle property combining timeless Gascon character with modern comfort, complemented by an excellent C energy rating and A greenhouse gas

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2070 € et 2840€ 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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LOCAL TAXES

Taxe foncière: **662 EUR**

NOTES

DESCRIPTION

One of the defining features of this beautiful Gascon property is its remarkable setting. From its elevated position, the house enjoys sweeping views across the rolling Gers countryside towards the church and château of Mansencôme and, on clear days, the snow-capped Pyrenees. With three châteaux visible from the property, the panorama changes beautifully with the seasons and perfectly captures the peace, beauty and relaxed pace of life for which this part of Gascony is so highly regarded.

Extending to approximately 260m², the property has been sympathetically renovated over many years to create an elegant and welcoming home where traditional craftsmanship sits effortlessly alongside the comfort and practicality of modern living. Original fireplaces, exposed beams and carefully preserved architectural features give the house a timeless quality that is increasingly difficult to find, creating a home that feels both authentic and effortlessly comfortable.

The principal accommodation centres around a bright entrance hall leading to spacious reception rooms full of charm. A comfortable sitting room with a wood-burning stove opens directly onto the terrace, while the impressive farmhouse kitchen and dining room, complete with a large chimney fireplace, wood-burning stove and range cooker, forms the natural heart of the home. A utility room, shower room, ground-floor bedroom with direct access to the terrace, and a cosy snug with fireplace complete this level. The snug retains an internal connecting doorway to the second living area, allowing the property to function either as two independent homes or, if preferred, as one...