LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47553MAE32 Price: 423 000 EUR

agency fees to be paid by the seller

15 mins from AUCH (Gers), an organic farm blending into the landscape, set on 50 hectares of land with a lake















INFORMATION

Town:	Pavie
Department:	Gers
Bed:	4
Bath:	3
Floor:	173 m2
Plot Size:	506096 m2

IN BRIEF

An eco-friendly farm that blends into the landscape, with a house built from natural materials with a living area of 173 m², a 42 m² yurt, a 300 m² greenhouse built into the hillside, a small lake, and outbuildings suitable for a farming venture waiting to be reimagined.

All the land has been farmed organically.

A commercial area housing a bakery with a wood-fired bread oven, a reception area and a kitchen.

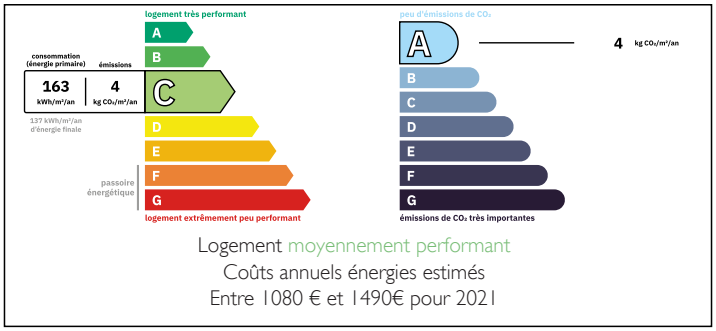
At the foot of the main house are the outbuildings, which are integrated into the hillside and have green roofs, making them almost invisible.

The outbuildings house a dairy for cheese-making, a cattle shed that once housed cattle, a space for the flour mill supplying the bakery, storage areas, a workshop and a garage.

The roofs of the outbuildings, covered with dry vegetation, help to keep the premises cool.

Everything is integrated...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1080 € et 1490€ pour 2021

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:	**1214 EUR**

NOTES

DESCRIPTION

Property Details:

50.61 hectares of organic farmland, separated by hedgerows (3 km of hedgerows), part of which has been used for cereal crops
including:
- orchard: 1 hectare + fruit hedge
- woodland: 5.53 hectares
- market garden area: 2,000 m²

Main residence (built 2007–2010 on the former farm) comprising:
Garden level:
a commercial space:
- reception room: 51.16 m²
- kitchen: 12.85 m²
- bread-making room: 35.13 m² (with 2 kneading machines, 250 kg + 10 kg and all equipment)
- firewood storage room: 13.27 m²

Above (on the ground floor), 2 separate units:
Unit 1 (105 m² of living space):
- covered terrace: 12.66 m²
- entryway/storage room (to be finished): 11.59 m²
- entryway hallway: 4.84 m²
- Bathroom: 5.92 m² (walk-in shower/bathtub/double sinks)
- Room to be finished: 25.07 m²
- Kitchen open to the living room: 13.39 m²
- Living room with wood-burning stove: 28.68 m²
- Bedroom/room off the living room (separated by a curtain): 17.20 m²
- Home office/bedroom: 9.93 m²

Apartment 2 (67.75 m² of living space):
- covered terrace: 24.09 m²
- living room/kitchen: 28.49 m²
- bedroom 1: 13.17 m²
- bedroom 2: 14.09 m²
- bathroom: 15 m² (sink/shower)
(finishing touches to be arranged)

The entire complex can be converted into a single