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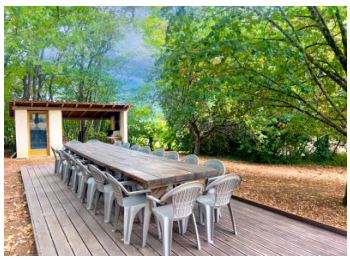
Ref: A47921GT32 Price: 553 000 EUR

agency fees to be paid by the seller

EXCEPTIONAL 17th-CENTURY GASCON FARMHOUSE WITH GITE, HEATED POOL / GARDENS AND INCOME POTENTIAL – MIELAN







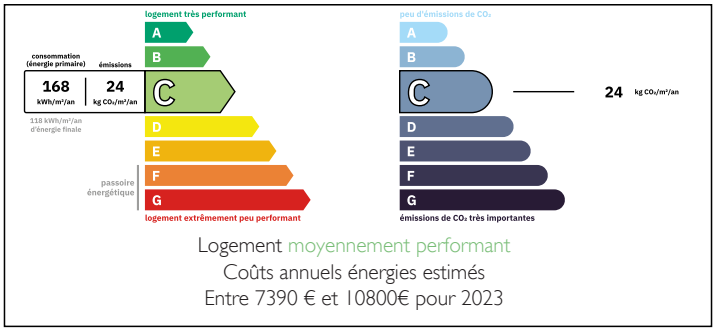








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 7390 € et 10800€ pour 2023

INFORMATION

Town:	Miélan
Department:	Gers
Bed:	8
Bath:	6
Floor:	454 m2
Plot Size:	9333 m2

IN BRIEF

An exceptional opportunity to acquire a beautifully renovated 17th-century farmhouse with converted gite offering superb accommodation. With approximately 200m² of living space in the main house and 250m² in the gite, this versatile property is ideally suited to multi-generational living, holiday rentals or a hospitality business. Located on the edge of the charming village of Miélan, the property features a landscaped garden, swimming pool, pool house, summer kitchen and enchanting outdoor dining area beneath mature trees, illuminated for magical evenings. The main house offers 3 bedrooms, two bathrooms, a spacious eat-in farmhouse kitchen and two impressive reception rooms. The 5-bedroom gite includes 4 bathrooms, a large eat-in kitchen, games room, reception room and laundry area. With a C DPE rating, reversible heat-pump heating and air conditioning, double glazing, balconies and terraces and barn, this historic property combines character...

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:	**4500 EUR**

NOTES

DESCRIPTION

Dating from circa 1640, this beautifully presented, L-shaped Gascon farmhouse and gite combine authentic period character with modern comfort. Set within landscaped gardens on the edge of the sought-after village of Miélan, on the border of the Gers and Hautes-Pyrénées, this exceptional property enjoys an idyllic South West France location, approximately one hour from the Pyrenees.

With approximately 200m² of living space in the main house and a substantial five-bedroom gîte of about 257m2, this versatile estate is ideal for multi-generational living, holiday/gite rentals/, a chambres d'hôtes or a hospitality business. Outside, enjoy a 13 x 5m heated swimming pool, summer kitchen and fabulous al fresco dining area, perfect for entertaining family and guests.

The property is perfectly placed for running as a gite as it's only 20 minutes from the world-famous Jazz in Marciac Festival which attracts thousands of visitors every year. It is also well-situated for visits to Toulouse, Auch and other historical Gascony destinations. In an hour you can hit the ski slopes in the Pyrenees. In just under 2 hours you are on the Atlantic beaches between Bordeaux and Biarritz, and in just over an hour you could be having lunch in Spain.

THE MAIN HOUSE – APPROX. 200m²

The main house offers three generous bedrooms, two bathrooms and impressive reception space. Upstairs, two exceptionally spacious reception rooms of XXm2 feature walls of windows overlooking the garden and swimming pool. One boasts a beautiful Toulouse stone open fireplace. The magnificent principal suite...

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