LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48123YJR32 Price: 365 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (348 000 EUR without fees)

Magnificent 17th-Century Character Home, with 4 bedroom , full of character and authentic charm, in Mielan















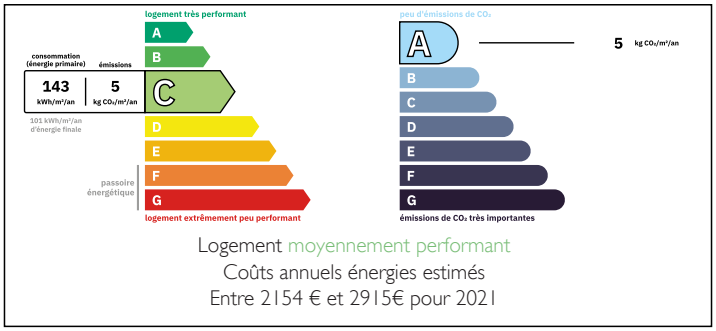
INFORMATION

Town:	Miélan
Department:	Gers
Bed:	4
Bath:	2
Floor:	230 m2
Plot Size:	7100 m2

IN BRIEF

A charming property dating back to 1650, beautifully renovated and combining the timeless character of the past with modern-day comfort.The property with historic charm has benefited from quality renovation and offers a range of modern features designed to provide comfort and energy efficiency:

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2154 € et 2915€ 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: **390 EUR**

NOTES

DESCRIPTION

Surrounded by a magnificent 7,000 m² landscaped park, this exceptional character home offers a rare opportunity to enjoy peace, privacy and the beauty of the Gers countryside. Tucked away at the end of a quiet, no-through road, the property enjoys a wonderfully tranquil setting, free from overlooking neighbours, with open views across the rolling countryside and the Pyrenees.

Yet this peaceful rural retreat is conveniently located just 2 minutes from the centre of Miélan and its everyday amenities, and only 12 minutes from the vibrant town of Marciac.

From the moment you step inside, the house reveals its unique charm and history. The magnificent original Gascon staircase, exposed beams, generous proportions and carefully selected materials create a warm and elegant atmosphere, reflecting the character of this historic home, which has been renovated and meticulously maintained.

At the heart of the house lies a spacious living area, beautifully enhanced by its travertine flooring. Two impressive fireplaces, each fitted with a modern wood-burning stove, create a welcoming and cosy atmosphere throughout the seasons.

The inviting family kitchen opens directly onto a generous 40 m² terrace, providing the perfect setting for al fresco dining, entertaining friends or simply enjoying long summer evenings.
Upstairs, a charming covered balcony, adorned with a magnificent wisteria, runs along the house.

The accommodation comprises:

Ground floor
A spacious, light-filled lounge 60m with patio doors opening onto the outdoors, wood burning stove and stairs to the first floor.
A welcoming family kitchen 29m2 with traditional sink, wood burning stove...