



EXCEPTIONAL PROPERTY + PRIVATE + AMAZING
VIEWS + HEART OF THE GERS + POOL +
INDEPENDENT COTTAGE

EXCEPTIONAL PROPERTY
+ PRIVATE + AMAZING
VIEWS + HEART OF THE
GERS + POOL +
INDEPENDENT COTTAGE
...



PROPERTY FACT FILE	
REFERENCE	A32716JSN32
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	5
ACCOMMODATION	485 m²
LAND	91322 m²
TOWN	Jegun
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- Renovated to a high standard
- Private
- Swimming Pool
- Separate accommodation for family/friends
-

EXCEPTIONAL PROPERTY
+ PRIVATE + AMAZING
VIEWS + HEART OF THE
GERS + POOL +
INDEPENDENT COTTAGE

...

Ref : A32716JSN32

Situated in what is known as 'Little Tuscany' in the rolling hills of the beautiful Gers, this idyllic property has been totally renovated to an exceptionally high standard. The current owners have sympathetically restored this grand property with traditional features such as; exposed stone, grand beams, and the unique, 'cave a descente' which can be

DESCRIPTIF

As you enter in to the house in the entrance hall you are greeted by the stunning staircase, and the welcoming feeling that this house presents.

On the ground floor

To the left is a large bedroom - 40m2, leading to a shower room with a toilet - 14m2.

To the right is the living room with an open fire - 34m2. Continuing on up a few steps, you enter the heart of the house, a fabulous open planned kitchen/living/dining room - 71m2, from this room you can access the terraces and the cave.

Following on descending a few steps in to a hallway, is another bedroom - 27m2, and shower room - 4m2 and a separate toilet, a large utility room with plumbing for the washing machine.

On the first floor

Another bedroom, again of good proportion - 34m2 with a shower room and toilet - 10m2

The master bedroom - 42m2, a walk in closet - 10m2 and a luxurious bathroom with stand alone bath and large shower - 16m2.

The guest cottage, can be accessed via the main house, but also has its own independent access consisting of:-

An open planned living room to kitchen - 48m2

a laundry room - 8.5m2

3 bedrooms - 11m2, 13m2 and 14.5m2

A bathroom with bath, shower and WC - 7.5m2

The guest cottage terrace opens on to the pool area with views over the countryside and the lovely gardens.

Other external buildings a workshop - 20m2, a very large shed - 150m2 and a pigeonier - 38m2

All measurements are approximate

Information about risks to which this property is exposed is available on the G  orisq

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32716JSN32>

COMPLETE FILE AND PHOTO ON REQUEST

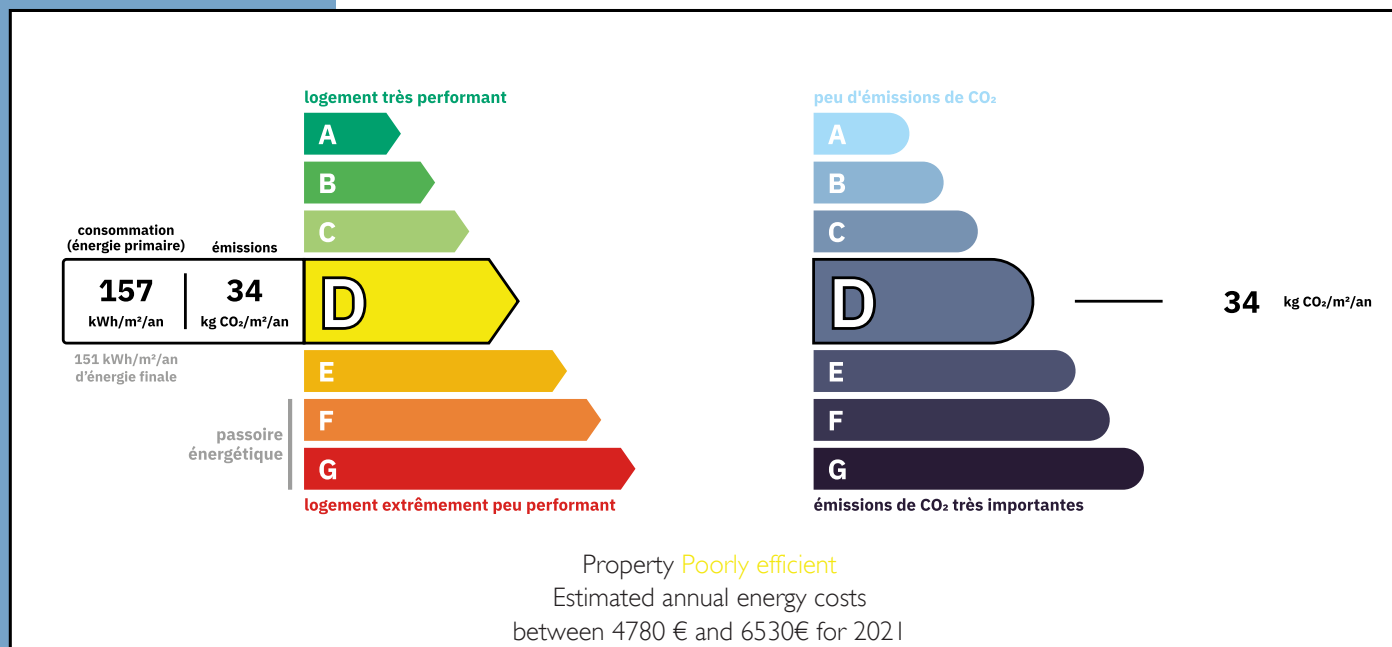


EXCEPTIONAL PROPERTY +
PRIVATE + AMAZING VIEWS +
HEART OF THE GERS + POOL
+ INDEPENDENT COTTAGE ...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

Ref : A32716JSN32

ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A32716JSN32
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr