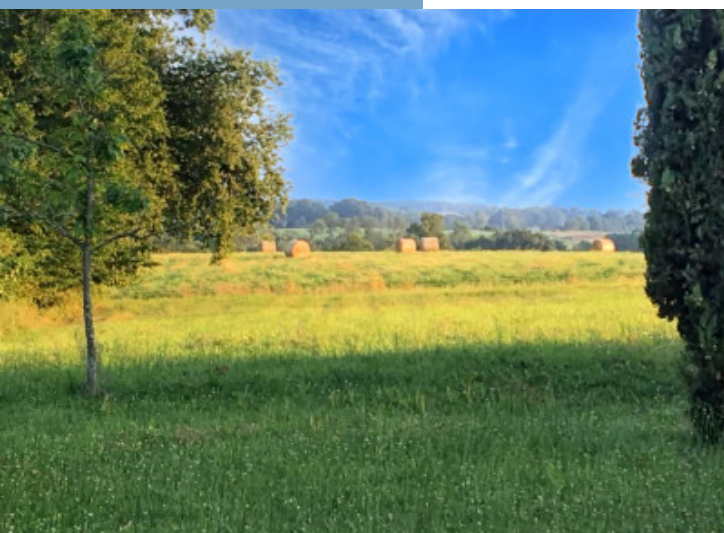




CHARMING GASCON FARMHOUSE WITH POOL,
TERRACE, OUTBUILDINGS SET IN PRIVATE
GROUNDS. GERS 32

CHARMING GASCON
FARMHOUSE WITH POOL,
TERRACE, OUTBUILDINGS
SET IN PRIVATE GROUNDS.
GERS 32...



PROPERTY FACT FILE	
REFERENCE	A42141SAT32
PRICE	€ 549,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	368 m ²
LAND	64814 m ²
TOWN	Perchède
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
*Price based on current exchange rate which is subject to change	



- 6+ hectares of private land
- 5-bedroom Gascon farmhouse
- Pool & outbuildings
- Gîte potential (subject to approval)
- Close to village & amenities

CHARMING GASCON
FARMHOUSE WITH POOL,
TERRACE, OUTBUILDINGS
SET IN PRIVATE
GROUNDS. GERS 32...

Ref : A42141SAT32

Hidden away at the end of a tree lined drive way this charming Gascon farmhouse awaits. For sale in Gers, Southwest France, perfect for buyers seeking space, privacy, and lifestyle. This charming 5-bedroom property sits on 6+ hectares of land with a private in-ground pool and outbuildings. Ideal for a large or multigenerational

DESCRIPTION

Briefly comprised of:

GROUND FLOOR

Entrance hallway 25m²

Kitchen and dining room 52m²

Utility room 2.5m²

Sitting room 32m²

Grand salon 43m²

Games room 26m² opens to covered terrace and terrace

Utility room 4.5m² with plumbing for washing machine and tumble dryer

WC 2.6m²

FIRST FLOOR

Principal bedroom 38.5 m² opens to covered terrace with bathroom 22m²

Second principal bedroom 55.7m² with free standing bath, sink and WC

Bedroom 14.3m² with shower room 7m²

Bedroom 25m² with dressing room that connects to the house bathroom

Bathroom 12.6m² with bath, sink, WC

EXTERIOR

Chai bedroom 25m² with mezzanine and shower room

Boiler room

In ground pool 10 x 5m terraced, pool house with pool pump and storage

Large outbuilding to continue to use as storage or possibility to further develop with the correct permissions

Large hangar 80m² ideal for covered parking or woodstore/storage

The property can be accessed via two sweeping driveways, the immediate grounds are mainly grassed with colourful borders to the front of house and pool area. A gravel courtyard to the front of the property allows ample parking.

All measurements approximate.

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42141SAT32>

COMPLETE FILE AND PHOTO ON REQUEST

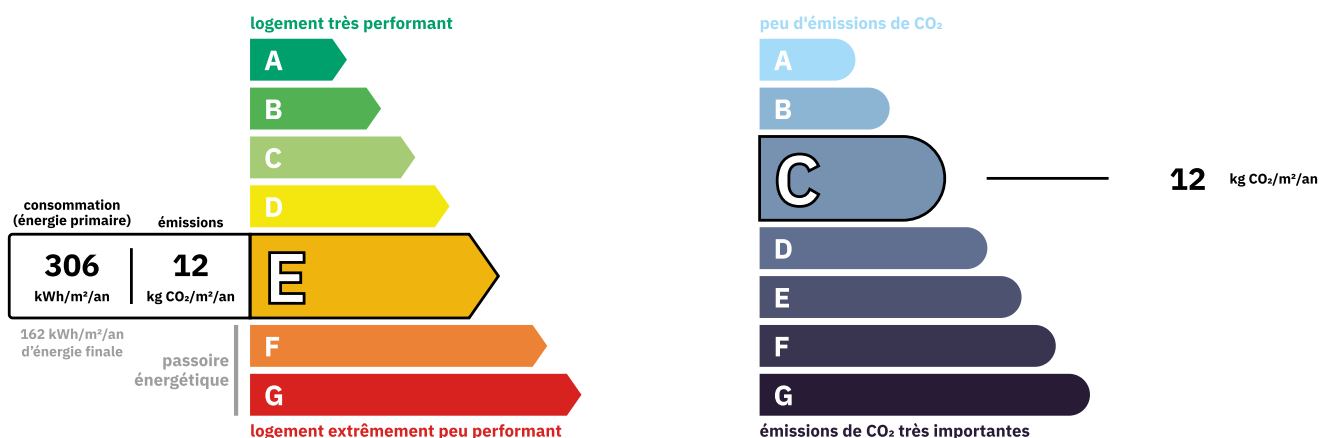


CHARMING GASCON
FARMHOUSE WITH POOL,
TERRACE, OUTBUILDINGS SET
IN PRIVATE GROUNDS. GERS
32...

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

Ref : A42141SAT32

ENERGIE-DPE



Property **Energy consuming**
Estimated annual energy costs
between 10310 € and 13970€ for 2023

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 : A42141SAT32
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