



Property

LUPIAC (32)

465 000 €



386 m²



12 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Upon arrival, via a serene drive shaded by majestic oak trees, the charm of this historic farmstead unfolds before us, showcasing its array of dwellings and outbuildings. Spanning 1.6 hectares, the meticulously maintained parkland and tranquil woodland offer a picturesque setting, complemented by remarkable views of the Pyrenees.

The main residence, a bright and impeccably maintained single-level dwelling spanning 164 m2, immediately captivates with its inviting ambiance. The kitchen, boasting a stunning adjoining 35 m2 veranda, is sure to enchant. Additionally, the house features two entrances, a spacious living room, a dining room, three bedrooms, an office, two bathrooms, and a toilet.

The second dwelling, spanning 222 m2, consists of two distinct parts that can be seamlessly joined via two access doors. The first part (106 m2) comprises a ground-floor kitchen, living room, bedroom, bathroom, and toilet, with two additional bedrooms and a bathroom upstairs. The second part (116 m2) features a sunlit east-facing living room of 31 m2 with an adjoining kitchen and pantry, two bedrooms, two bathrooms, a toilet, and another bathroom-laundry room. This section offers versatility, suitable for use as a bed and breakfast or gîte.

Strategically situated as a gateway to the region's major tourist attractions, this property also offers the potential for multi-family living. Numerous outbuildings enhance its appeal:

- A primary shed spanning 290 m2
- A rear shed behind the main house covering 220 m2
- A four-space garage measuring 80 m2
- An old stable located behind the gîte, offering expansion possibilities at 34 m2
- A 50 m2 henhouse

Conveniently positioned just 10 minutes from Vic-Fezensac, renowned for its ferias and salsa festival, as well as Lupiac, the birthplace of d'Artagnan, and a mere 30 minutes from Marciac, the Gascon capital of jazz, this property offers countryside tranquility with easy access to amenities and entertainment.

Featuring fireplaces, a wood stove, double-glazed windows, insulation, and a heat pump ensuring good Energy Performance Diagnostics, this residence is both comfortable and efficient. Additionally, there is the possibility of acquiring additional land, up to 18 hectares.

For further details and additional photos, please don't hesitate to contact us. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,49% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 812634

Property type Property

Exposure S-E

View Vue dégagée, sur Jardin

SURFACES

Living space 386 m²

Living room surface 31 m²

Land surface 16000 m²

COMPOSITION

Number of rooms 12

Number of bedrooms 8

Number of bathrooms 1

Toilets count 6

Washrooms 6

Terrace 1

DPE/GES

DPE 199

GES 6

APPENDIX

Parking extérieur

Parking space 10

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater pompe à chaleur

Heater bois

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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