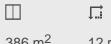




## Property

LUPIAC (32)

# 465 000 €





386 m<sup>2</sup> 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  $34\ \mathrm{m2}$ 

- 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.

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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### LE BIEN EN IMAGES















### DETAILS

### COMPOSITION

Number of rooms	12
Number of bedrooms	8
Number of bathrooms	1
Toilets count	6
Washrooms	6
Terrace	1

#### GENERAL

Reference	
Property type	Property
Exposure	S-E
View	Vue dégagée, sur Jardin

### SURFACES

Living space	386 m²
Living room surface	31 m²
Land surface	000 m²

### **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



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