



Property

AUCH (32)

650 000 €



420 m²



11 pièce(s)



7 chambre(s)

PROPERTY DESCRIPTION

The historic tile factory, dating back to 1870, has been transformed into an enchanting residence featuring two apartments, spanning 420m² of living space complete with a swimming pool and garden. The main house comprises:

- On the ground floor: an entrance hall, kitchen-dining area, cozy sitting room, expansive living room with a striking stone fireplace and large mezzanine, a shower room, a secondary kitchen space, and a laundry room.
- Upstairs: four bedrooms, each with its own adjoining shower room or bath.

The secondary accommodation offers a delightful and well-appointed living room-kitchen spanning 57m², with two bedrooms and a bathroom upstairs. The pool area is perfect for relaxation, offering a serene spot to swim and soak up the sun while admiring the Pyrenees mountain range.

This exquisite property is ideal for hosting family and friends lavishly. Restored to perfection in 2003, this Gascon house can be utilized as a bed and breakfast or a holiday rental (gîte). Its strategic location serves as a perfect base for exploring the renowned tourist attractions of Gers. The garden, lush and blooming year-round, is complemented by a charming park and a magnificent bicentennial oak tree, sure to captivate your senses.

Convenient amenities include a garage and carport. Situated between the bustling town of Vic-Fezensac, famed for its festivals and salsa celebrations, and Mirande, the property lies a mere 20 minutes from Auch, the capital of Gascony, 30 minutes from Marciac, renowned for its jazz scene, and 20 minutes from Lupiac, the birthplace of d'Artagnan.

Boasting ample natural light and spacious interiors, this residence seamlessly blends historical charm with the comfort and tranquility of the Gers countryside. For additional photos and information, please don't hesitate to contact us. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,17% 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

GENERAL

Reference 819906
Property type Property
Year of construction 1870
Exposure South

SURFACES

Living space 420 m²
Living room surface 63 m²
Land surface 9207 m²

COMPOSITION

Number of rooms 11
Number of bedrooms 7
Number of bathrooms 3
Toilets count 7
Washrooms 3
Terrace 1

DPE/GES

DPE 194
GES 43

APPENDIX

Parking extérieur
Parking space 5
Garage 1
Cellar 1
Videophone Non

SERVICES

Heater fuel
Kitchen aménagée
Swimming-pool Yes



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