



## Property

LUPIAC (32)

**1 157 890 €\***

\* Agency fees to be paid by the seller



270 m<sup>2</sup>



9 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

This expansive property spanning over 20 hectares boasts a remarkable environment, offering unparalleled tranquility and immersion in nature. Nestled amidst rolling hills, the stone house overlooks a sprawling 60-hectare lake, renowned for its fishing opportunities and featuring an ornithological observatory. The property is comprised of several distinct sections, which can be utilized for separate or combined rental accommodations in the form of gîtes.

Ground floor: A spacious living room-kitchen adorned with a bay window opening onto the southern terrace, a luxurious master suite complete with a private bathroom, two additional bedrooms, a shower room, and a separate WC.

Lower level: Another living room-kitchen with a mezzanine, an additional living area, two bedrooms, a shower room, and a separate WC. These two sections are complemented by a separate gym with independent access and a convenient laundry room.

An upstairs bedroom with an en-suite bathroom and independent access.

A charming wooden cabin spanning 34 m<sup>2</sup>, featuring a kitchen, two bedrooms, a bathroom, a spa, and a terrace.

This ensemble offers a total of 270 m<sup>2</sup> of living space and is ideally situated in close proximity to Lupiac, the birthplace of d'Artagnan, as well as Marciac, the renowned capital of Jazz in Gers, and Vic-Fezensac, famous for its ferias and the "Tempo Latino" festival. Recently renovated in a modern style using high-quality materials, the property boasts an array of amenities including a spa area, a south-facing terrace overlooking the lake, a north-facing terrace, a pétanque court, and an infinity pool. These features make it the perfect retreat for recharging and enjoying peaceful living year-round. For additional photos and information, please don't hesitate to contact us. The fees are the responsibility of the seller.

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



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## DETAILS

### GENERAL

Reference ..... 822090

Property type ..... Property

Year of construction ..... 2019

Exposure ..... East

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 270 m<sup>2</sup>

Living room surface ..... 42 m<sup>2</sup>

Land surface ..... 219192 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 6

Number of bathrooms ..... 1

Toilets count ..... 4

Washrooms ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 91

GES ..... 2

### APPENDIX

Parking ..... extérieur

Parking space ..... 5

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... électricité

Heater ..... climatisation réversible

Kitchen ..... aménagée

Swimming-pool ..... Yes



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