



## Property

LUPIAC (32)

**1 157 890 €\***

\* Agency fees to be paid by the seller



318 m<sup>2</sup>



10 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Rarely does an opportunity like this arise – a property spanning over 36 hectares, boasting a remarkable environment that promises unparalleled tranquility and immersion in nature. The stone and half-timbered house, meticulously renovated and offering 318 m<sup>2</sup> of living space, commands views over a picturesque 60-hectare lake, a hillside gem known for its fishing and adorned with an ornithological observatory.

The residence comprises:

- Two spacious living rooms,
- A well-appointed kitchen, strategically positioned between the main living area, a generous covered terrace, and a charming pergola,
- Two ground-floor bedrooms, each with its own bathroom,
- Three additional bedrooms upstairs, two of which boast adjacent shower rooms or bathrooms.

Accessible via independent outdoor entrances, another bedroom with a shower room and a gym with a sauna provide additional comfort and convenience.

Designed to maximize outdoor living and capture the breathtaking vistas of Gascon valleys, the lake, and the Pyrenees, the property offers an array of relaxation spots:

- An observation area near the lake,
- A cozy terrace featuring a hammock zone,
- A poolside terrace,
- A breakfast nook sheltered by a pergola draped with wisteria,
- An east-facing covered terrace,
- A south-facing brazier area,
- A spacious covered terrace to the north,
- A spa retreat,
- A petanque court.

Completing the house are a scullery, technical room, boiler room, and a double garage. The 12x5m heated swimming pool features a poolhouse and ample space for sun loungers.

Nestled close to Lupiac, the birthplace of d'Artagnan, and a stone's throw from Marciac, the renowned Gers capital of jazz, and Vic-Fezensac, celebrated for its ferias and the Tempo Latino festival, this property epitomizes the perfect retreat for year-round relaxation and tranquility.

For further details and additional photos, please don't hesitate to contact me. 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





## DETAILS

### GENERAL

Reference ..... 822093

Property type ..... Property

Exposure ..... South

Vie Vue dégagée, Panoramique, sur Forêt, sur Jardin

### SURFACES

Living space ..... 318 m²

Living room surface ..... 73 m²

Land surface ..... 360000 m²

### COMPOSITION

Number of rooms ..... 10

Number of bedrooms ..... 6

Number of bathrooms ..... 2

Toilets count ..... 7

Washrooms ..... 4

Terrace ..... 1

### DPE/GES

DPE ..... 319

GES ..... 41

### APPENDIX

Parking ..... extérieur

Parking space ..... 10

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... bois

Heater ..... gaz

Kitchen ..... aménagée

Swimming-pool ..... Yes



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