



Country house

AUCH (32)

616 000 €



300 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

At the end of a road, alone, OLD 18th century WINE PROPERTY, in stones with outbuildings, five bedrooms, in a dominant position on 1 hectare, WITHOUT NEIGHBORS, QUIET, with panoramic VIEW of the Gascon hillsides, a little hidden, close to Auch and Vic-Fezensac.

The building renovated in 2016, of 850 m² including approximately 240 m² of living space, distributes on the garden level a living room of more than 80 m² with an open fitted kitchen with island, dining area with Godin stove, living room with beautiful fireplace. original, one bedroom, bathroom, 50m² pantry, cellar. The first floor is organized around four bright bedrooms, recent bathroom, convertible attic. The search for authenticity does not exclude the current comfort required: sponge cake, framing stones, fireplaces, old flooring with large strips and forged nails, half-timbering, beams, French ceilings coexist with contemporary kitchen, fiber, reversible air conditioning, windows swing-and-tilt double glazing, micro station, swimming pool, spa. The stone OUTBUILDINGS (420m²) support the wine-growing past, they would become an artists' studio and would allow the storage of old cars. The discreet semi-open hangar would accommodate three motorhomes, equipment..

. THE EXTERIOR SPACE is well-kept: centuries-old and varied trees, flowering annual plants. The orchard grown in a cup or espalier and the vegetable garden allow almost a self-sufficient life. Enclosed land, dominant, flat (rare), solitary fishing possible, electric gate. This economical and welcoming property will delight your friends with the 10x5 covered SWIMMING POOL and spa.

Discover the legendary conviviality of the Gers where cultures and culture attest to a certain harmony.

Just 1 hour from Toulouse-Blagnac, charming village, Jazz in Marciac, Lavardens, concerts, markets, associations, wines and delicacies... nearby. For a simple and quality life... the French paradox!

Information and visits specifically from Valérie Trinel, capifrance

Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,21% 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](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!



Valérie TRINEL

PLAISANCE (32160)

Agent

RSAC : 501 298 772 00010

Courts service city : AUCH

(+33)6 34 42 16 07

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846369

Property type Country house

Year of construction 1800

Exposure South

View Vue dégagée, sur Forêt, sur Jardin

SURFACES

Living space 300 m²

Living room surface 61 m²

Land surface 10600 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Toilets count 2

Washrooms 2

DPE/GES

DPE 146

GES 4

APPENDIX

Parking extérieur

Parking space 10

Garage 10

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater bois

Kitchen américaine

Swimming-pool Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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