



Property

LUPIAC (32)

581 000 €



386 m²



12 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Discover this magnificent 19.7 hectare property offering breathtaking views of the Pyrenees. Nestled in the heart of these lands, two charming houses and their outbuildings await you, surrounded by woods. It is accessed via a private driveway shaded by majestic oak trees. The main house of 164 m², on one level, is very bright and in perfect condition. The kitchen with its superb 35 m² veranda constitutes a real point of attraction. With two entrances, this residence also includes a living room, a dining room, three bedrooms, an office, two bathrooms and toilets. As for the second house, with a surface area of 222 m², it is divided into two parts which can be joined by two separate access doors. The first part, converted into a gîte (106 m²), offers on the ground floor a kitchen, a living room, a bedroom, a bathroom and a toilet, as well as on the upper floor two bedrooms and a bathroom. The second part (116 m²), on the ground floor, includes an east-facing living room of 31 m² with adjoining kitchen and pantry, two bedrooms, two bathrooms, toilets and a laundry room. This part can also be used as guest rooms or gîte. The property, ideally located, constitutes a privileged starting point for exploring the tourist wonders of the Gers. It also offers the possibility of harmonious cohabitation between several families. The outbuildings are numerous and functional: a main shed of 290 m², a shed behind the house of 220 m², a garage that can accommodate four cars (80 m²), an old stable of 34 m² that can be enlarged, as well as a henhouse of 50 m². Just 10 minutes from the town of Vic-Fezensac, famous for its ferias and its salsa festival, and the village of Lupiac, birthplace of d'Artagnan, this property is also 30 minutes from Marciac and its jazz festival. Located in the countryside, this property guarantees tranquility and serenity. Equipped with fireplaces, a wood stove, double-glazed windows, high-performance insulation and a heat pump for the main house, it benefits from good energy diagnostics (Class C for the main house and Class D for the second). For more photos and information, do not hesitate to contact us on 06 03 45 37 69. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,50% 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.



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 850577

Property type Property

Exposure S-E

View Vue dégagée, sur Jardin

SURFACES

Living space 386 m²

Living room surface 31 m²

Land surface 197000 m²

COMPOSITION

Number of rooms 12

Number of bedrooms 8

Number of bathrooms 1

Toilets count 6

Washrooms 6

Terrace 1

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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