



STUNNING COUNTRY HOUSE WITH GITE,
HISTORICAL CONNECTION TO THE KNIGHTS
TEMPLAR. SOME RENOVATIONS TO COMPLETE

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PROPERTY FACT FILE

REFERENCE	A26201SAT32
PRICE	€ 590,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (564 370 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	392 m ²
LAND	40760 m ²
TOWN	Montesquiou
DEPARTMENT	
LOCATION	
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking

*Price based on current exchange rate which is subject to change





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Set in the breathtaking rolling hills, in the centre of the Gers (32) you will find this remarkable house with gite and some renovations to complete. Set in 4 Ha of fields (each with its own field shelter and large barn)

La Grange was first gifted to the Knights Templar in 1250.

DESCRIPTIF

As well as the WOW factor of its medieval past, the areas that have been restored by the current owner have been done so with love and compassion with the ancestry of the house in mind. Their mission was to start a 'full and respectful' renovation knowing the historical importance of the structure. La Grange des Templiers dates back to 1250, this division was the cavalry; they provided shelter and safe passage to pilgrims on their journey to Santiago de Compostela. During the early renovations in 2017, hidden deep within the stone walls, numerous secret carvings were found that had been left by the Knights Templar; the 'Seed of Life' in the centre of the tower had laid undiscovered for 800 years. A renowned historian worked with the current owners and discovered that the 'La Grange' was of deep esoteric significance and most probably used for Templar ceremonies. The period features add a real gravitas; in particular the stone work, openings, arrow slit and arches whilst the modern improvements make this ancient treasure an extremely comfortable home!

Currently the house benefits from:

Mainly double glazed, connected to mains water, electricity and telephone-internet (Broadband) by landline.

Drainage - new septic tank (installed 4 yrs ago).

Heated by pellet and wood burners, and electric radiators.

Solar panels to heat the water for the gite.

The property comprises of:

MAIN HOUSE

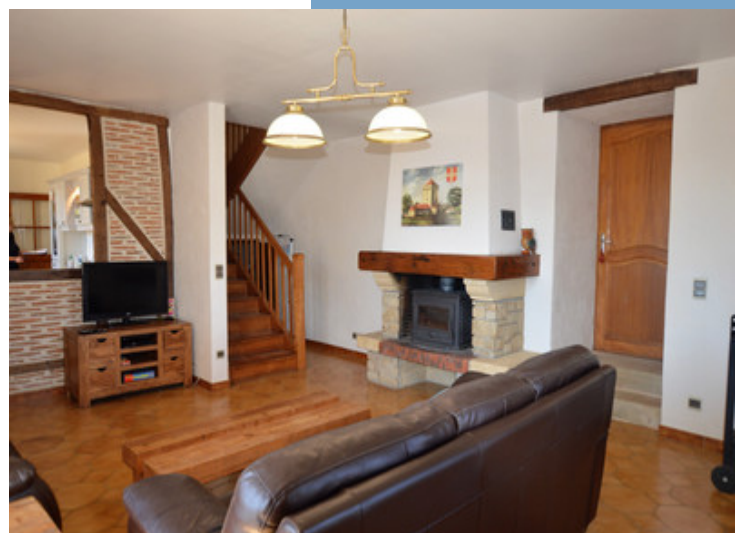
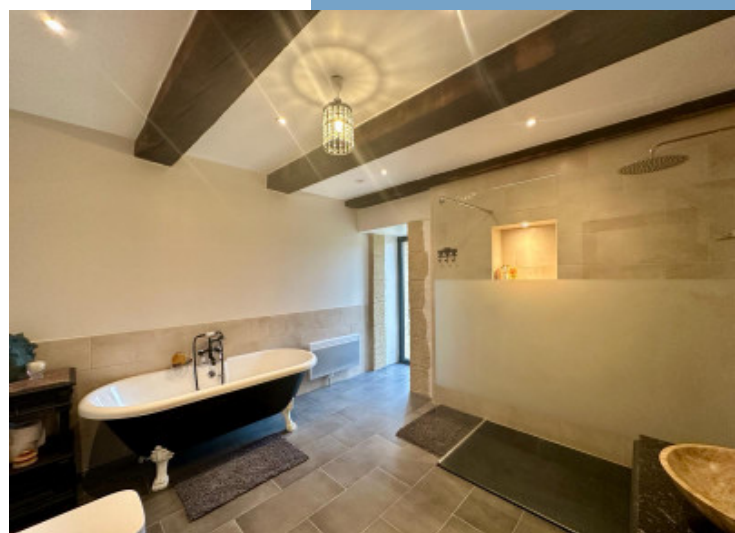
GROUND FLOOR:

SITTING ROOM 39.58m² with pellet burner, stone feature wall, beamed ceil

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A26201SAT32>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

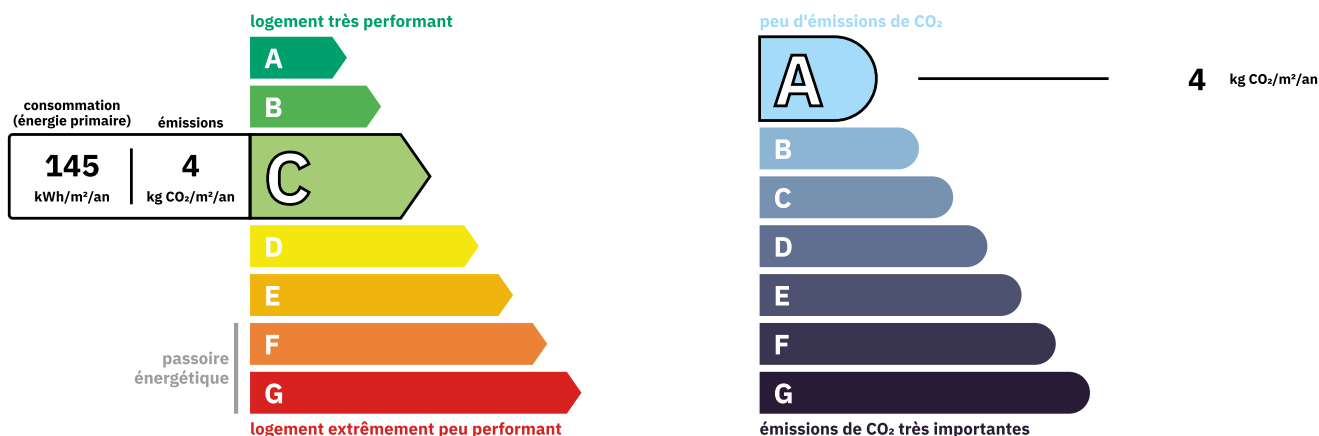
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Moderately efficient**
Estimated annual energy costs
between 2406 € and 3254€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A26201SAT32
FILE COMPLETE
AND PHOTOS
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