



3 GORGEOUS LAKESIDE HOUSES NEAR MARCIAC  
+ 3 GÎTES + 80-ACRE ESTATE + BARN + VINES +  
SUPER MOUNTAIN VIEWS...

3 GORGEOUS LAKESIDE  
HOUSES NEAR MARCIAC +  
3 GÎTES + 80-ACRE ESTATE  
+ BARNs + VINES + SUPER  
MOUNTAIN...



## PROPERTY FACT FILE

REFERENCE	A28836CEL32
PRICE	€ 1,590,000 £ 0* *agency fees to be paid by the seller
BEDROOM	16
BATHROOM	12
ACCOMMODATION	955 m <sup>2</sup>
LAND	339011 m <sup>2</sup>
TOWN	Marciac
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, Country House
CONDITION	
FEATURES	Other Drainage, Lake, River Frontage

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



- 80-acre/34-ha estate with huge business potential
- Manor house + 2 villas + 3 chalets/gîtes + lake
- Ideal for tourism/agriculture/vines/yoga/courses
- Perfect for horses, Route d'Artagnan bridleway 5km
- Chemin-de-St-Jacques 5km -> B&B+meals for pilgrims

3 GORGEOUS LAKESIDE HOUSES NEAR MARCIAC + 3 GÎTES + 80-ACRE ESTATE + BARNs + VINES + SUPER MOUNTAIN...

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Located in a magical hillside setting in the beautiful rolling hills of the Gers, this splendid country estate of 34 hectares with a private lake comprises a contemporary manor house, two villas and three gîtes/chalets for holiday rental.

## DESCRIPTION

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This wonderful country estate is set amidst the rolling hills of the Gers. Forming a private hamlet, the property comprises a huge contemporary manor house (475m<sup>2</sup>), a large villa (271m<sup>2</sup>), a small villa (115m<sup>2</sup>), three gîtes/wooden chalets to rent out, several outbuildings, a private lake and 34 hectares of land, which includes meadows, woodland, orchards, vines...

Located at the end of a private lane, the hillside estate overlooks a lake and has fabulous views of the Pyrénées on the horizon. Formerly an agricultural property, the original buildings have been replaced by the manor house and villas - perfect for an extended family wishing to live together but in separate houses.

The manor house has two elegant towers, one of which is ideal to use as a two-bedroom gîte. Most of the 11 bedrooms have en suite shower rooms, so would be perfect for accommodating B&B guests.

Set away from the three houses are three gîtes/wooden chalets, which are rented out to holidaymakers and B&B guests during the summer months, the skiing season and for Christmas and New Year breaks. It might also be possible to create as many as five more gîtes (subject to permission). In addition, planning permission has been granted for an extension of 80m<sup>2</sup> to the smaller villa (foundations already in place), creating yet more accommodation.

Set in an estate of 34 hectares, the land and several of the outbuildings would be suitable for transforming into stables for horses and other farm animal...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A28836CEL32>

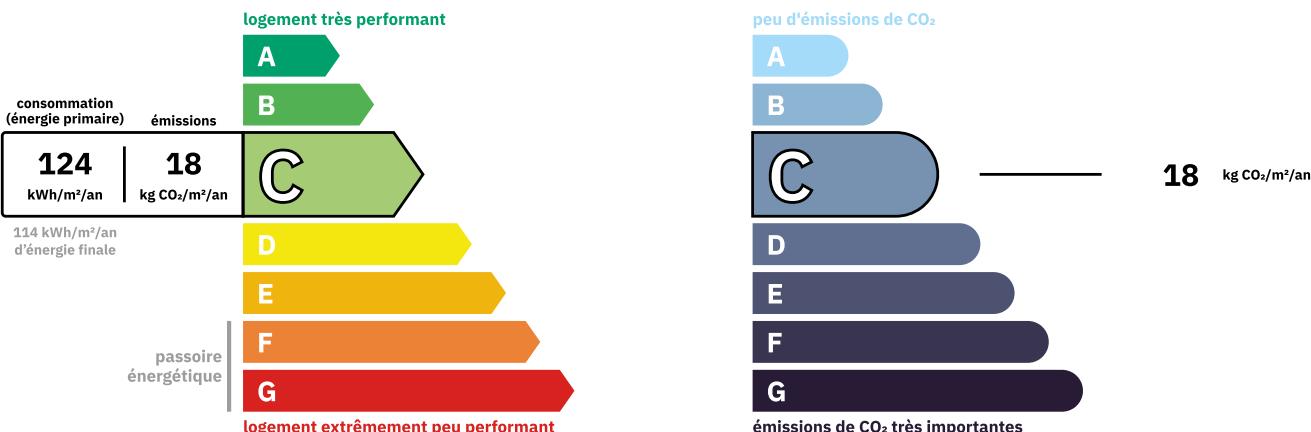
COMPLETE FILE AND PHOTO ON REQUEST

3 GORGEOUS LAKESIDE  
HOUSES NEAR MARCIAC + 3  
GÎTES + 80-ACRE ESTATE +  
BARNs + VINES + SUPER  
MOUNTAIN...

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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 3169 € and 4287€ for 2021

## NOTICE

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

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## CONTACT

Réf : A28836CEL32

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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