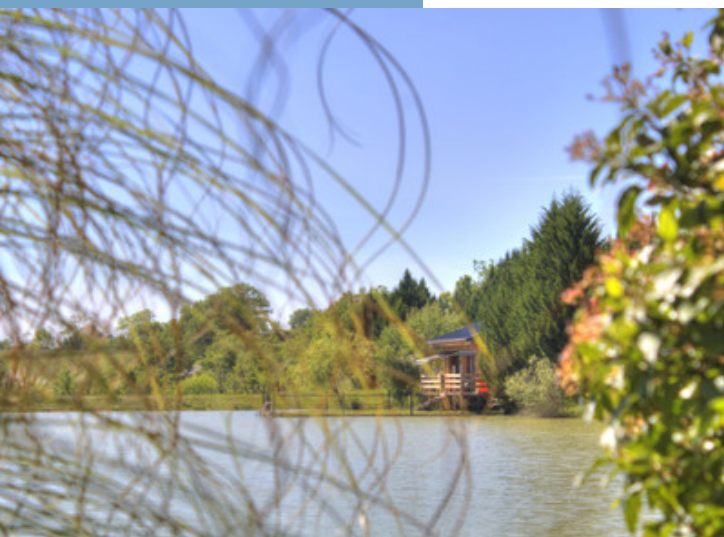




3 GORGEOUS LAKESIDE HOUSES NEAR MARCIAC  
+ 3 GÎTES + 80-ACRE ESTATE + BARNs + VINES +  
SUPER MOUNTAIN VIEWS...



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* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	





- 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...

Ref : A28836CEL32

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 Formerly an agricultural property, the original buildings have been replaced by the manor house and villas - perfect for an extended family wishing to live together but in separate houses.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://leggettprestige.com/luxury-property-for-sale/view/A28836CEL32>

COMPLETE FILE AND PHOTO ON REQUEST

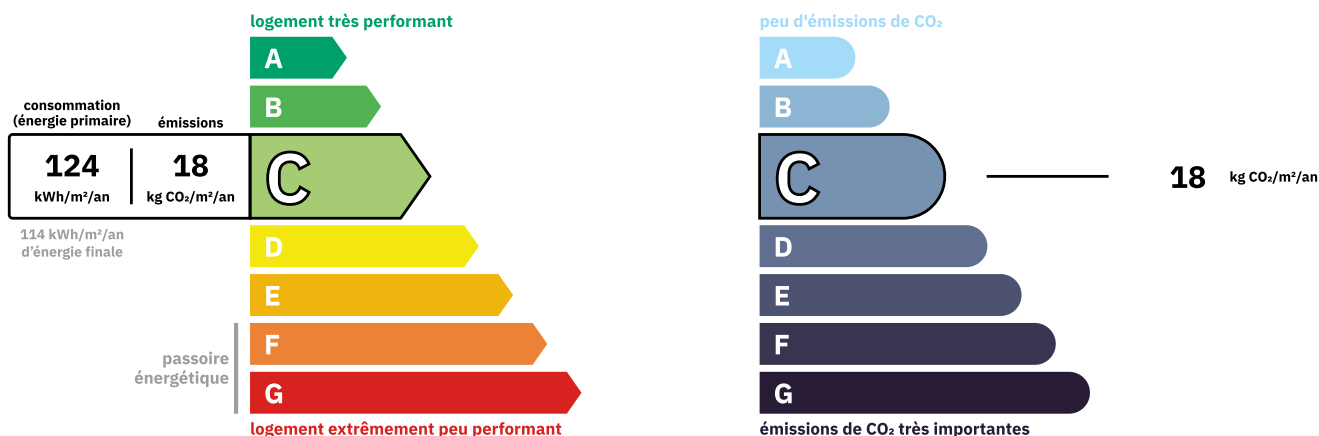


3 GORGEOUS LAKESIDE  
HOUSES NEAR MARCIAC + 3  
GÎTES + 80-ACRE ESTATE +  
BARNs + VINES + SUPER  
MOUNTAIN...

Ref : A28836CEL32

## 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:

1: 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 : A28836CEL32  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)