

EXCEPTIONAL STONE COUNTRY HOUSE WITH PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A46225NJD32
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	4
ACCOMMODATION	260 m²
LAND	14065 m²
TOWN	Mansencôme
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

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



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- Panoramic views to the Pyrenees
- Beautifully restored stone home
- Flexible independent accommodation
- Pool, stables, barn & paddocks
- DPE C – Excellent energy rating

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Occupying an elevated position in the heart of the Gers, this beautifully restored country house enjoys magnificent panoramic views across rolling countryside towards the church and château of Mansencôme and, on clear days, the snow-capped Pyrenees. Set within approximately 1.41 hectares of landscaped gardens and fenced



DESCRIPTION

One of the defining features of this beautiful Gascon property is its remarkable setting. From its elevated position, the house enjoys sweeping views across the rolling Gers countryside towards the church and château of Mansencôme and, on clear days, the snow-capped Pyrenees. With three châteaux visible from the property, the panorama changes beautifully with the seasons and perfectly captures the peace, beauty and relaxed pace of life for which this part of Gascony is so highly regarded.
Extending to approximately 260m², the property has been sympathetically renovated over many years to create an elegant and welcoming home where traditional craftsmanship sits effortlessly alongside the comfort and practicality of modern living. Original fireplaces, exposed beams and carefully preserved architectural features give the house a timeless quality that is increasingly difficult to find, creating a home that feels both authentic and effortlessly comfortable.



The principal accommodation centres around a bright entrance hall leading to spacious reception rooms full of charm. A comfortable sitting room with a wood-burning stove opens directly onto the terrace, while the impressive farmhouse kitchen and dining room, complete with a large chimney fireplace, wood-burning stove and range cooker, forms the natural heart of the home. A utility room, shower room, ground-floor bedroom with direct access to the terrace, and a cosy snug with fireplace complete this level. The snug retains ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46225NJD32

COMPLETE FILE AND PHOTO ON REQUEST

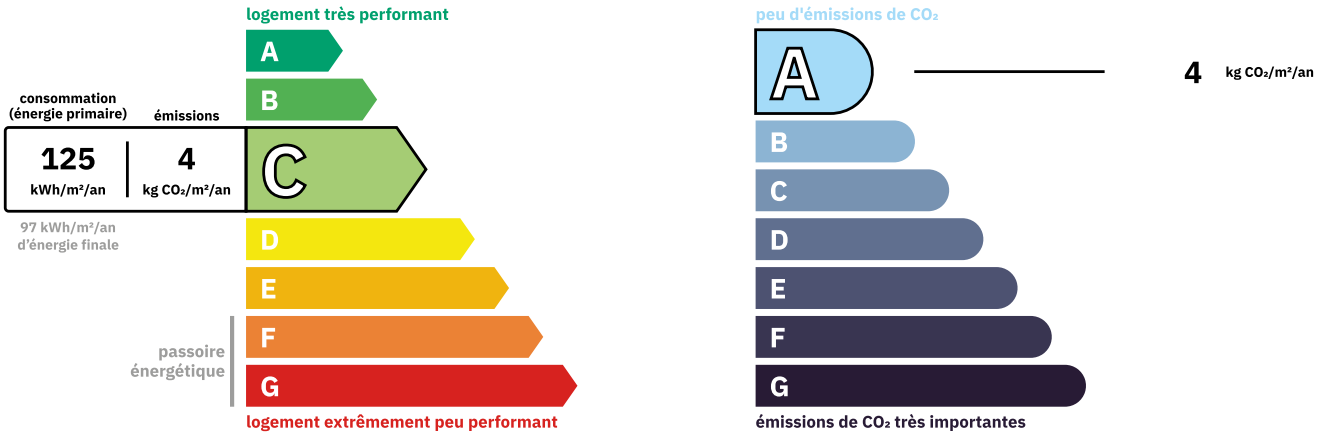
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2070 € and 2840€ for 2023

NOTICE

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1: Quoted prices are subject to fluctuations in exchangerates. 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.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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