

A dream location! Vines all around, awesome views over rolling hills to the mountains across the horizon



## INFORMATION

<b>Town:</b>	<b>Saint-Mont</b>
<b>Department:</b>	<b>Gers</b>
<b>Bed:</b>	<b>3</b>
<b>Bath:</b>	<b>2</b>
<b>Floor:</b>	<b>370 m2</b>
<b>Plot Size:</b>	<b>8157 m2</b>

## IN BRIEF

This amazing property has the most stunning views set in the heart of the wine region. It requires some work to bring it up to date and realise its full potential.

The outbuildings are tremendous for an indoor pool, business potential, storage or for a car collection perhaps as the outbuildings are insulated as this was a wine domaine. Alternatively could be removed to create a larger garden area and additional views!

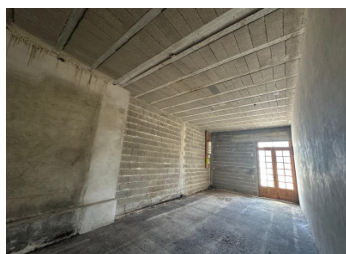


## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière:	1053 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Located halfway between Toulouse and Bordeaux and close to the Pyrenees, the Gers or Gascony is a popular destination for the French and Foreigners alike thanks to its sunshine, the protection of its natural and cultural environment and major festivals including the International Jazz festival in Marciac.

The richness of its heritage and gastronomy means the Gers offers an amazing quality of life and longevity! The rolling verdant landscapes, full of sunflowers and vines make it the county of good living popular with artists too due to the quality of the light

Known as the French Tuscany due to the outstanding scenery and historical sites, the Gers is renowned for its Armagnac, Floc, Confit de canard, Sunflowers and local wines.

A private tree lined avenue leads to the front of the property, steps onto to a terrace to an impressive front door.

A large entrance hall of almost 25m2 with double doors to rooms on either side through to the rear of the property.

There are 2 large salons with double doors from the hall one with a lovely wooden floor the other with original tiles. Both have fire places.

A large open plan kitchen dining area with fireplace , an access to a large conservatory and outside.

Dimensions:

Ground Floor

Entrance 24.5m2

Salon 30m2 Or downstairs bedroom 6) with fireplace

Salon with wood flooring 31m2

Salon With stairs to mezzanine 21m2

Tower room (to finish) 43m2

Back Entrance 2.9m2, lobby area 6.7m2 with washbasin WC 1.5m2

Kitchen dining area with fire place and tiles floor 47m2...