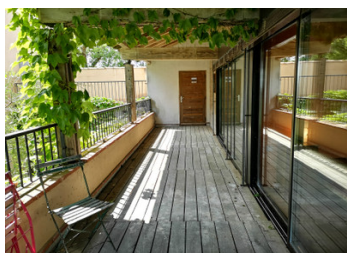


## 1821 Stone Maison de Maître – 1 Hectare, Timeless Charm & Potential



## INFORMATION

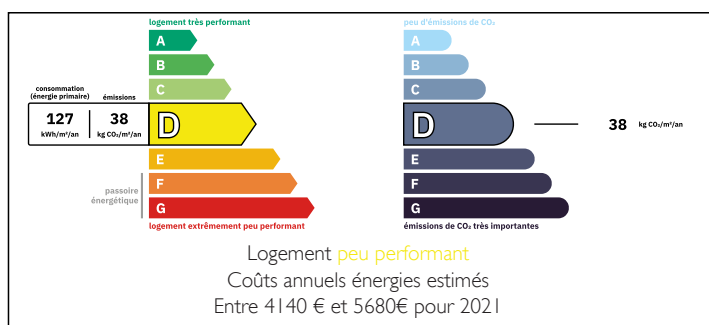
|             |          |
|-------------|----------|
| Town:       | Bassoues |
| Department: | Gers     |
| Bed:        | 7        |
| Bath:       | 4        |
| Floor:      | 450 m2   |
| Plot Size:  | 10011 m2 |

## IN BRIEF

Renovated 1821 French Stone Property with Grand Salon, Decked Terraces & Chai – Perfect Family Home or Investment:

Renovated 1821 stone property in southwest France blending traditional charm with modern interiors. Maison de Maître with 75m<sup>2</sup> salon, 51m<sup>2</sup> library, modern kitchen, office, covered terrace, plus chai with bedrooms, bathrooms, and shower room. Five bedrooms, loft, roof & decked terraces. Outbuildings, storage, laundry, and 20m<sup>2</sup> courtyard. Underfloor heating, dominant position amidst old oaks. Minutes from village shops; close to Marciac, Vic-Fezensac, Toulouse, Bordeaux. Perfect family home, holiday residence, or investment.

## ENERGY - DPE



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.



## DESCRIPTION

Renovated 1821 French Stone Property with Grand Salon, Decked Terraces & Chai – Perfect Family Home or Investment

Step into the charm of southwest France with this beautifully renovated 1821 stone property, blending traditional character with modern interiors. Nestled amidst old oaks on a dominant position, this versatile home could serve as a family residence, holiday retreat, or investment.

The Maison de Maître features a grand 75m<sup>2</sup> salon with open fireplace, a 51m<sup>2</sup> library, modern 23.5m<sup>2</sup> kitchen, office, and a 50m<sup>2</sup> covered terrace spanning two levels. The attached chai offers additional bedrooms, bathrooms, and a shower room, with five bedrooms, loft (72m<sup>2</sup>), roof terrace, and multiple decked terraces upstairs. Outbuildings, storage, laundry, and a 20m<sup>2</sup> courtyard enhance the property's functionality. Underfloor heating throughout ensures comfort year-round.

Just minutes from a charming village with bakery, shop, restaurants, and post office, you're also within easy reach of Marciac (20 mins), Vic-Fezensac (25 mins), Toulouse (1h40), Bordeaux (2h), Pau (1h15), and skiing within 1h40. Coastal escapes are also nearby: the Mediterranean (3h) and Atlantic (2h).

For lifestyle and culture enthusiasts, the region offers Marciac Jazz Festival, Tempo Latino, Montesquiou Rock, Country Mirande, and Eauze Roman Festival. Outdoor activities abound: walking, lakes with sandy beaches, wine tasting, fishing, gliding, motor racing, canoeing, cycling, skiing, and golf in Auch, Eauze, or Lannemezan.

This exceptional property combines scale, character, and versatility with access to local culture, festivals, and nature, making it a must-see for buyers seeking a dream home in southwest France.

## LOCAL TAXES

Taxe foncière: 2149 EUR

Taxe habitation: EUR

## NOTES