

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



INFORMATION

Town:	Marciac
Department:	Gers
Bed:	16
Bath:	12
Floor:	954.81 m2
Plot Size:	339011 m2

IN BRIEF

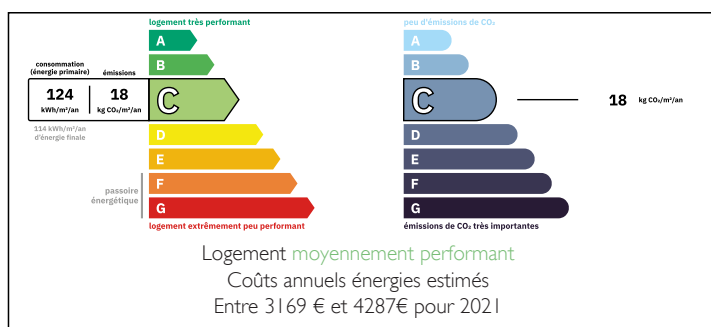
Located in a magical hillside setting in the beautiful rolling hills of the Gers, this splendid country estate of 34 hectares with a private lake comprises a contemporary manor house, two villas and three gîtes/chalets for holiday rental.

If you are looking for two or three houses for your extended family, this amazing private hamlet would be absolutely perfect for you. It would also be ideal for creating a boutique hotel, a holiday complex, a wellness centre, riding stables, a working farm...

The lake and the Pyrénées also make it a gorgeous setting for weddings, celebrations, corporate events, yoga retreats, leisure activity holidays, arts and sports-based breaks, cookery and wine-tasting workshops...

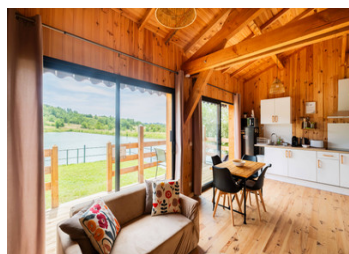
The estate is 5 - 10 minutes away from market towns with boulangeries, shops, schools and

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

...

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 (475m²), a large villa (271m²), a small villa (115m²), 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 80m² 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 animals - and...

LOCAL TAXES

Taxe foncière: 3700 EUR

Taxe habitation: EUR

NOTES