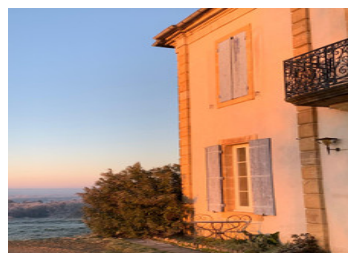


Elevated Chateau with panoramic views to the Pyrenees and rolling Gascon countryside



INFORMATION

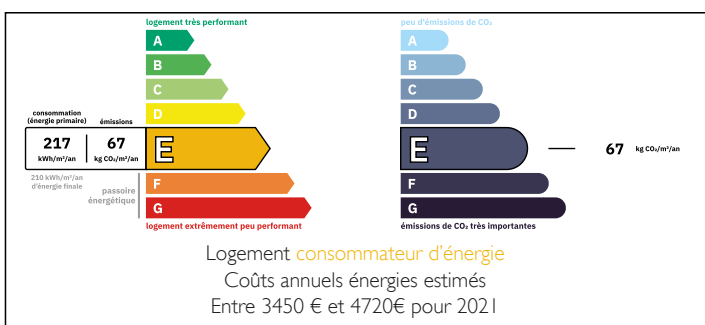
Town:	Termes-d'Armagnac
Department:	Gers
Bed:	13
Bath:	5
Floor:	700 m2
Plot Size:	37204 m2

IN BRIEF

XVI- XIX century chateau in a commanding position offering stunning views of the PYRENEES with private grounds, outbuildings, swimming pool and well. A short drive to Nogaro, Riscle, Plaisance, Aire sur l'adour with all amenities. Large proportions and luminosity are a real feature of this traditional property which still retains some original features such as the tomme floor tiles, sandstone surrounds, recessed niches and stone cornices. Steeped in local history with connections to the ancient Dukes of the Tour de Termes d'Armagnac and impressive views also from the house and grounds.

Situated at the end of the driveway, the elegant XIX facade with Juliette balcony welcomes you. The property (700m2) comprised of the MASTER'S HOUSE, three adjoining and independent GITES; the old CHAIS and outbuildings.

ENERGY - DPE



This property is ideal for a large/multigenerational

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: 3114 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property is habitable and In need of refreshment in some areas and other areas there is a need for a lot of renovation to bring it back to it's former glory. It is now ready for the new owners to take it to the next exciting level. Already benefitting from some double glazing the property is comprised over two floors. The main house has been divided into four independent living areas all with bedrooms, kitchens and bathrooms

EXTERIOR

An impressive tree lined driveway leads to the front of the house the grounds are mainly laid to lawn with pretty terraces for you to soak up the marvellous views. A water lily pond and colourful planting including shrubs, mature trees and perennials provide a haven of calm.

Swimming pool is functional but will need a new liner.

30m2 outbuilding

Cave 50m2

Grange 140m2

Things to do in the area:

Wine tasting, we are surrounded by domains, often with 'Porte Ouvertes' and festivals

History and culture - visit the pretty bastide towns discover D'Artagnan in Lupiac!

Cinema's in Vic Fezensac, Nogaro, Plaisance, Auch
Walking - The Camino Trail passes through the Gers Golf (Golf de Pallane)

Paul Armagnac racing circuit Nogaro

Local markets with the best seasonal produce

Lupiac, Aignan swimming lakes with sandy beaches

Fishing rivers and lakes

Gliding Nogaro and Auch

Shopping in Brocantes and Vide Greniers

Canoeing

Cycling - Tour de France passing through Gers, Nogaro this year

Skiing/Snowboarding

Relax at the Balnea Spa in Loudenville with it's thermal outdoor pools