

Exceptional property + private + amazing views + heart of the Gers + pool + independent cottage



INFORMATION

Town:	Jegun
Department:	Gers
Bed:	7
Bath:	5
Floor:	485 m2
Plot Size:	91322 m2



IN BRIEF

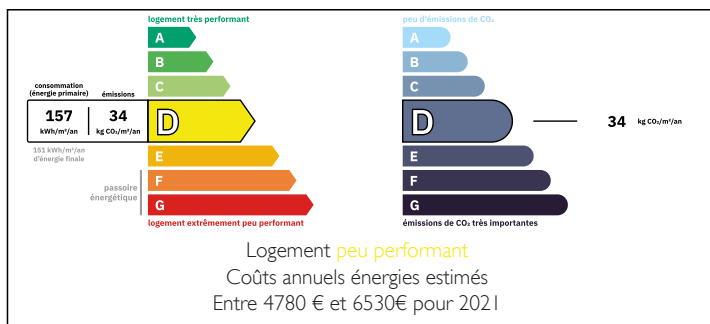
Situated in what is known as 'Little Tuscany' in the rolling hills of the beautiful Gers, this idyllic property has been totally renovated to an exceptionally high standard. The current owners have sympathetically restored this grand property with traditional features such as; exposed stone, grand beams, and the unique, 'cave a descente' which can be admired from the kitchen. This property is an excellent example of quality renovation, allowing the comforts of modern living whilst respecting the origins of the property.

The large terraces at the rear of the property provide a choice of seating and dining areas to enjoy the dramatic panoramic views.

This property is ready for you to move straight in to and is ideal as an impressive family home, or multi-generational home, business opportunity with the attached 3 bed cottage.

Less than...

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.



LOCAL TAXES

Taxe foncière: 1991 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

As you enter in to the house in the entrance hall you are greeted by the stunning staircase, and the welcoming feeling that this house presents.

On the ground floor

To the left is a large bedroom - 40m2, leading to a shower room with a toilet - 14m2.

To the right is the living room with an open fire - 34m2. Continuing on up a few steps, you enter the heart of the house, a fabulous open planned kitchen/living/dining room - 71m2, from this room you can access the terraces and the cave.

Following on descending a few steps in to a hallway, is another bedroom - 27m2, and shower room - 4m2 and a separate toilet, a large utility room with plumbing for the washing machine.

On the first floor

Another bedroom, again of good proportion - 34m2 with a shower room and toilet - 10m2

The master bedroom - 42m2, a walk in closet - 10m2 and a luxurious bathroom with stand alone bath and large shower - 16m2.

The guest cottage, can be accessed via the main house, but also has its own independent access consisting of:-

An open planned living room to kitchen - 48m2

a laundry room - 8.5m2

3 bedrooms - 11m2, 13m2 and 14.5m2

A bathroom with bath, shower and WC - 7.5m2

The guest cottage terrace opens on to the pool area with views over the countryside and the lovely gardens.

Other external buildings a workshop - 20m2, a very large shed - 150m2...