

## Charming small Farm with Pool & Stunning Views in the Gers



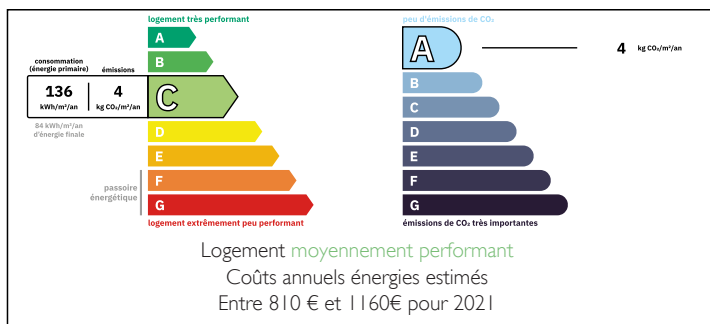
## INFORMATION

Town:	Armous-et-Cau
Department:	Gers
Bed:	5
Bath:	3
Floor:	116.3 m2
Plot Size:	96606 m2

## IN BRIEF

This picturesque small farm in Armous-et-Cau, Gers, is a peaceful haven with 96606m<sup>2</sup> of land, a main house, a separate cottage, a swimming pool, and versatile outbuildings. Enjoy stunning country views, easy access to local amenities, and a wealth of outdoor activities.

## ENERGY - DPE



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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: 435 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Located in the tranquil village of Armous-et-Cau (32230) in the heart of the Gers, this charming small farm offers a wonderful combination of rural living and modern comforts. The property spans 96606m<sup>2</sup>, predominantly laid to pasture, making it ideal for agricultural or equestrian use, with sweeping views over the beautiful countryside.

The main house features, open-plan living and kitchen area, creating a welcoming space for relaxation and entertaining. There are 3 well-proportioned bedrooms, with one conveniently located on the ground floor. Two shower rooms are also on the ground floor, offering ease of access. A lovely terrace extends from the living area, providing a perfect space to enjoy the scenic surroundings.

The property also includes a separate 2-bedroom, 1-bathroom cottage, perfect for guests, extended family, or as a rental opportunity. The farm boasts several outbuildings, including workshops, garages, and stables, providing plenty of space for hobbies, storage, or a small business venture. The swimming pool offers a refreshing escape on warm days, complementing the peaceful, rural lifestyle.

Armous-et-Cau is a quiet village, yet conveniently located just 15 minutes from the larger towns of Marciac (famous for the International Jazz festival in the summer) and Plaisance, a charming market town, both towns offer a full range of amenities, including shops, restaurants, and schools. The property is within an easy drive of major airports, with Toulouse-Blagnac Airport approximately 1.5 hours away, and Bordeaux-Mérignac Airport around 2 hours. For those seeking outdoor adventure, the Pyrenees mountains are within reach, offering...