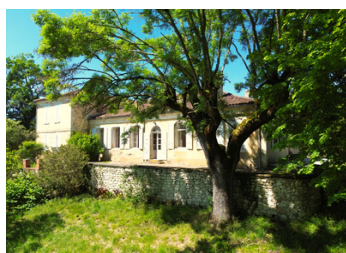


## Gascony's Hidden Historic Treasure



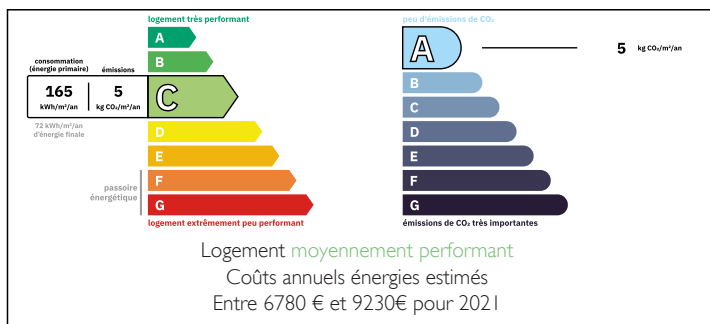
## INFORMATION

Town:	Vic-Fezensac
Department:	Gers
Bed:	10
Bath:	6
Floor:	537 m2
Plot Size:	29000 m2

## IN BRIEF

On the historic grounds of a former château linked to Jean III Bilhères de Lagrulas, this 510 m<sup>2</sup> residence set in 3 hectares of parkland blends heritage and charm. With 10 bedrooms, a convertible attic, vaulted cellars ideal for a wine collection, a 200 m<sup>2</sup> outbuilding with a new roof, and a 12x6 m pool, it offers space and potential for a family home or hospitality project. Period features such as a majestic fireplace and generous rooms add character. Just 7 km from Vic-Fezensac and 1h30 from Toulouse airport, this rare property in the Gers invites you to embrace a lifestyle full of history, authenticity, and elegance.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Set in the heart of a lush 3-hectare park, this exceptional property stands on the former site of the château owned by the family of Jean III Bilhères de Lagraulas. In 1473, he became Bishop of Lombez, then served as ambassador of King Louis XI to the Pope. He is best known for commissioning a Pietà in 1498 from a then-unknown young Florentine artist — Michelangelo, only 25 years old. Upon request, I can provide supporting documentation attesting to the property's remarkable historical significance.

The soul of the past lives on through features like a grand fireplace and expansive cellars, true witnesses to a rich heritage.

Offering 510 m<sup>2</sup> of living space across two levels, the house includes 10 bedrooms. While in overall good condition, some renovation is required — particularly electrical, plumbing, joinery, and paintwork — to fully unlock its potential.

On the ground floor, a stunning 94 m<sup>2</sup> cross-shaped hallway leads to a generous 46 m<sup>2</sup> living room, a study/library, six bedrooms (some with ensuite shower rooms), a kitchen, a dining room, a laundry room, and two separate toilets.

Upstairs, four additional bedrooms — three with ensuite bathrooms or shower rooms — and an independent toilet complete the sleeping quarters.

A large, 128 m<sup>2</sup> attic space remains to be converted and offers excellent potential for a games room, home cinema, guest rooms, or creative projects.

Outside, a south-facing shaded terrace overlooks a 12x6 m swimming pool, perfect for relaxing with family or entertaining friends.

A 200 m<sup>2</sup> outbuilding with...