

Country Manoir with equestrian facilities, outbuildings, land of over 23Ha renovation required but habitable



INFORMATION

Town:	Estang
Department:	Gers
Bed:	5
Bath:	3
Floor:	333 m2
Plot Size:	239989 m2

IN BRIEF

Located in the beautiful department of Gers (32), surrounded by 23 ha of woodland, grazing and a large lake you will find this charming 19th Century Manoir.

Private but only 2.5kms from a village with all amenities and other larger towns all within 12-15 kms.

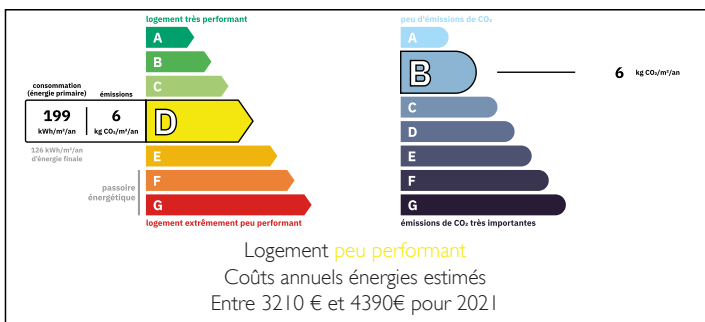
Bordeaux and Toulouse Airports 1 hr40 mins, Tarbes/Lourdes airport

1hr20 mins and 2 hours from the Spanish border.

Ideal equestrian centre, Bed and breakfast, Gite business, fishing holidays or to continue as a farm and stud.



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:	2200 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The Manior is comprised of large, luminous rooms of good proportions, downstairs there is a sizeable entrance reception room used as a dining room with an adjacent sitting room with wood burner, a large kitchen with ample storage space, larder and a gas and electric large oven, a room currently used as an office with an open fire and a downstairs bedroom with italienne en-suite. The patio doors from the entrance reception lead to an inner tiled courtyard, ideal for aperos.

The beautifully crafted, wide spiral staircase leads you to the first floor where an impressive landing library is the centre point completed with 5 spacious bedrooms (2 en-suite, 2 with patio doors opening to the upper sun terrace) and a family bathroom.

€50k euros Heat Pump system still under 5 year guarantee.

Fibre internet being installed locally at the moment but use present internet for an online business with no difficulties.

To complete the renovation - potentially 3 gites and an apartment for letting and plenty of ancillary buildings for machinery storage and feed.

16 Large boxes (various sizes 3,04 m x 3,35 m, 3,35m x 3,35m, 4,57m x 6,09m, 3,2m x 2,89m) with automatic water and some with hay bars and mostly on rubber matting. Plenty of space for more if required.

Large Tackroom.

52m x 35m sand arena.

All paddocks post and rail or electric tape and water to the fields and field shelters.

Large Lake with carp.

Wonderful outriding through vineyards.

Currently registered as a Stud Farm. Potential for good income...