

Exceptional Townhouse with Character, Comfort & Business Potential in the Heart of Miélan



INFORMATION

Town:	Miélan
Department:	Gers
Bed:	5
Bath:	2
Floor:	379 m2
Plot Size:	3002 m2

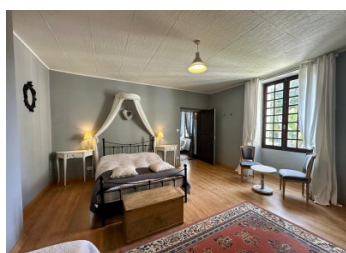
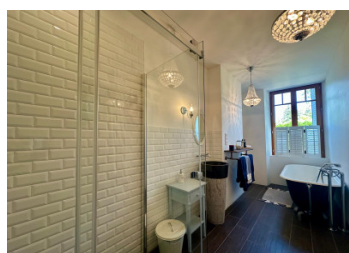
IN BRIEF

Historic charm meets modern comfort in the heart of Miélan; with all amenities. Good access to international airports:

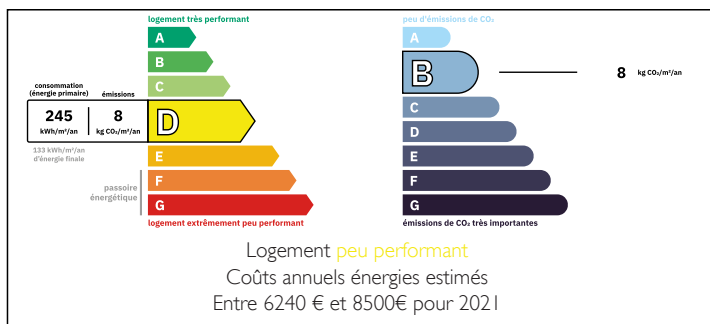
Toulouse - 1h30

Bordeaux 2h30

Tarbes-Lourdes 45 minutes



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

Step into the soul of southwest France with this beautifully restored and truly atypical townhouse. The welcoming and elegant hallway (12m²) features black and white 3D-effect tiles that perfectly complement the property's style.

Tucked away in the charming town centre of Miélan and just a short drive to the vibrant cultural hub of Marciac renowned for the annual international Jazz festival. This residence combines period elegance, creative space, and incredible lifestyle potential.

Key Highlights:

- Stylishly Restored: Every room thoughtfully updated to blend character features with modern living.

Generous Living Space:

- 80m² main lounge
- Cosy 23m² south-facing winter lounge with wood-burning stove
- Farmhouse Kitchen: 58m² of rustic charm with a triple-glazed door, plus a 15m² dining area.

Bedrooms & Bathrooms:

- 5 spacious bedrooms on the first floor, including a master suite with private bathroom & dressing room. Sizes range from 14.5m² to 24m² – some with fireplaces and triple-aspect windows
- Family bathroom with double sinks, rainfall shower, and elegant lighting
- Additional separate WC (1.9m²)

A Perfect Base for Work or Re-modelling and Expansion:

Two Offices: (22m² & 16m²): Ideal for working from home or creative projects

Utility Room: Fully equipped (12m²)

Attic: Accessible space offering future development