

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



INFORMATION

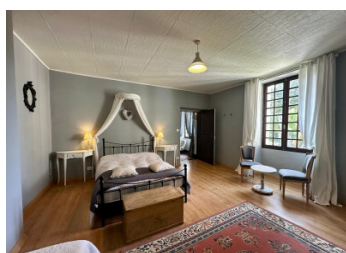
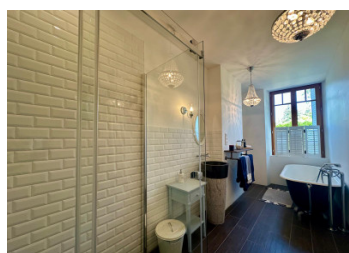
Town:	Miélan
Department:	Gers
Bed:	5
Bath:	2
Floor:	379 m2
Plot Size:	3002 m2

IN BRIEF

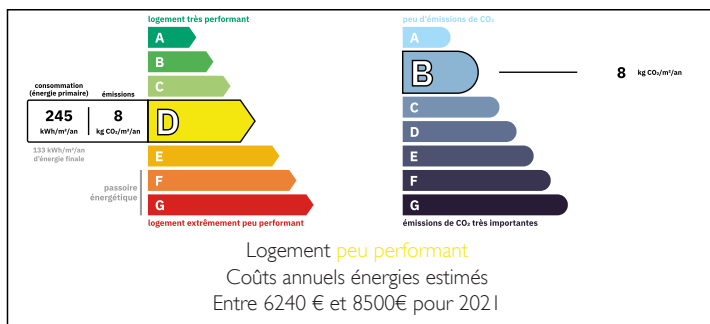
Character-Filled Miélan Townhouse with “Wow Factor” Lounge, Modern Kitchen, Outbuildings & Garden – Perfect Family Home or Investment:

Located in the historic village centre, near the Marciac Jazz Festival, this home offers an 80m² grand lounge, cosy winter lounge, modern 58m² kitchen with dining space and pantry, five bedrooms including a master suite with ensuite and dressing area, two offices, utility room, and attic. Former ceramics factory outbuildings provide potential for gîtes, workshops, or entertainment. Set in a low-maintenance 3,002m² garden with mature planting and courtyard seating, ideal as a family home, holiday residence, or investment in southwest France.

Good access to international airports:
Toulouse – 1h30
Bordeaux – 2h30



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:	2318 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Elegant Townhouse for Sale in Miélan, Gers – Character, Space & Lifestyle Potential!

Step into the soul of southwest France with this beautifully restored and truly unique townhouse. Tucked away in the historic centre of Miélan, and just a short drive to Marciac - famous worldwide for its annual International Jazz Festival - this property combines period elegance, generous living space, and outstanding lifestyle potential.

The welcoming hallway (12m²) sets the tone, with its striking monochrome 3D-effect tiled floor, perfectly blending traditional charm with contemporary flair.

Key Highlights:

Stylishly Restored Character Property

Every room has been thoughtfully updated to combine original features—fireplaces, wood floors, period detailing—with the comfort of modern living.

Spacious Living Areas:

Grand main lounge: 80m² – this room truly has the wow factor. Its impressive proportions, high ceilings, and timeless character create an atmosphere that photographs cannot do justice. Perfect for entertaining or everyday living, it must be seen in person.

Cosy 23m² south-facing winter lounge with wood-burning stove – a warm and inviting retreat for cooler months, ideal for quiet reading, family gatherings, or relaxing evenings.

Modern kitchen: 58m² with triple-glazed doors, including a 15m² dining space – bright and practical, with a large pantry and ample storage. The doors let natural light flood the room, creating a welcoming and functional hub for cooking, meals, and entertaining.