

Charming country home in Gers with pool, barn, views, and space—tranquil living in rural southwest France.

EXCLUSIVE



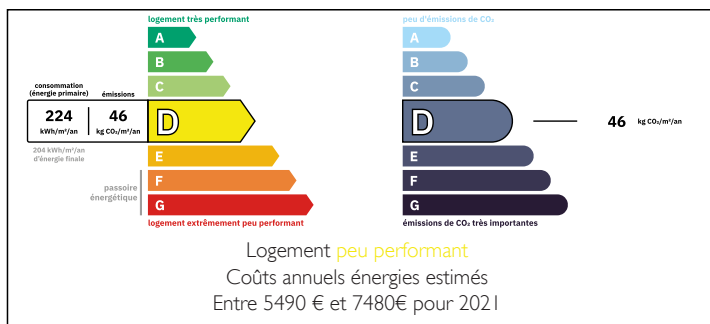
INFORMATION

Town:	Projan
Department:	Gers
Bed:	3
Bath:	2
Floor:	249.31 m2
Plot Size:	11559 m2

IN BRIEF

Set in the tranquil countryside of Projan, Gers, this charming 3-bedroom home offers expansive living space and stunning views. The property features bedrooms, a spacious mezzanine, a cozy lounge, dining room, and a fitted kitchen. A generous entrance hall, utility room, and a large covered terrace provide comfortable living and entertaining options. Enjoy summers by the 8x4m inground pool, stroll the beautiful gardens with a peaceful pond, or admire uninterrupted countryside views. A large separate barn offers further potential. The property is double-glazed throughout and located within reach of local commerce and tourist attractions such as Marciac's jazz festival, Nogaro's motorsport circuit, and thermal spas. Ideal as a family home, holiday retreat, or rural escape.

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: 1081 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Welcome to this enchanting rural property located in Projan, in the heart of the Gers countryside. Offering peace, privacy, and panoramic views, this well-appointed home combines traditional charm with modern comfort and ample space for both everyday living and entertaining.

Property Overview

The main house offers a thoughtful and spacious layout. Upon entering through a generous 27m² entrance hall, you immediately sense the character and comfort of this home. The living areas include a bright 33.5m² lounge, a 22.5m² dining room perfect for family meals or hosting guests, and a 16m² fitted kitchen with plenty of storage and workspace.

Bedrooms & Living Spaces

The home includes three well-sized bedrooms:

Bedroom 1: 30m² – bright and airy, ideal as the master suite

Bedroom 2: 21m² – perfect for guests or children

Bedroom 3: 17m² – ideal as an office or additional sleeping area

A standout feature is the vast 81m² mezzanine, offering flexible space that could be used as an office, games room, studio, or even additional accommodation if desired.

Practical Features

A 14m² utility room provides convenient laundry and storage space. The property benefits from double glazing throughout, ensuring comfort and energy efficiency year-round.

Outdoor Living

Step outside to enjoy the 55m² covered terrace, ideal for al fresco dining, lounging, or entertaining while enjoying the peaceful surroundings. The 8x4m inground swimming pool is set within the beautifully