

Historic charm, village garden and huge potential – a hidden gem in the heart of medieval Tillac!



INFORMATION

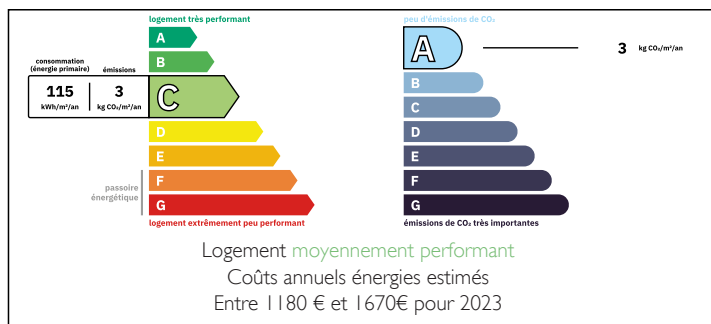
Town:	Tillac
Department:	Gers
Bed:	2
Bath:	2
Floor:	135 m2
Plot Size:	37 m2



IN BRIEF

Nestled within the ancient walls of the picturesque bastide village of Tillac, this beautifully restored terraced house offers a rare opportunity to own a slice of authentic Gascon history. While its charming exterior blends seamlessly with the village's historic character, the interior space is surprisingly generous - much larger than you might expect. Thoughtfully renovated by an architect to preserve its original charm while introducing modern comforts, the home balances rustic elegance with everyday practicality. With a private enclosed garden - a true rarity in a village setting - and just 11 km from the world-renowned Marciac Jazz Festival, this property is ideal as a full-time residence, stylish second home, or creative retreat in one of southwest France's most charming and culturally vibrant locations.

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

Searching for a home that blends historic soul with modern creativity? - Discover this hidden gem in the heart of southwest France.

Nestled within the ancient ramparts of the beautifully preserved 13th-century bastide village of Tillac – a peaceful, historic enclave alive with culture and community spirit – this beautifully renovated terraced home offers rare authenticity with all the comforts of modern living.

Tillac sits at the heart of a lively and creative region, with summer festivals lighting up the surrounding villages. Just 11 km away, the world-famous Marciac Jazz Festival draws top international artists each year, bringing music, markets, and magic to this already enchanting corner of southwest France.

A former owner, an architect, thoughtfully restored the property, retaining original features such as exposed beams, stonework and tomette floor tiles while updating it for modern comfort.

The rare enclosed garden offers a peaceful, private retreat with mature jasmine, flowering shrubs, a low-maintenance seating area laid with artificial grass, and a charming pathway leading to a creatively clad timber-faced shed - a quirky yet practical 8.7m² space ideal for storage or hobbies. It's perfect for al fresco dining, quiet moments, or simply enjoying the scent of summer.

A stylish home with soul – ideal for full-time living, creative retreats, or tranquil holidays.

From its quintessential colombage exterior, you'd never guess just how spacious and thoughtfully designed the interiors are - a true revelation.

Ground Floor:

You enter through a large, double-glazed wooden doorway set within its original 1773 concrete frame - a...