

Two-storey home: 2 beds, 2 ensuite showers + WC, open kitchen, pool & stunning mountain views



## INFORMATION

Town:	Montaut
Department:	Gers
Bed:	2
Bath:	2
Floor:	121 m2
Plot Size:	546 m2

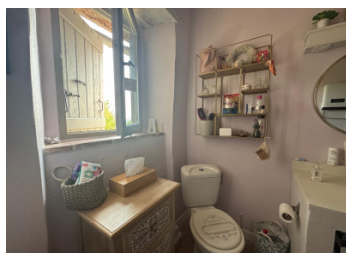
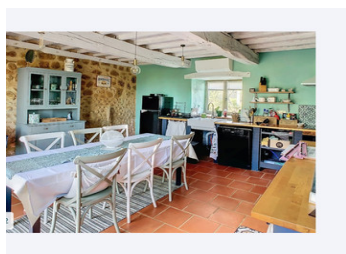
## IN BRIEF

This beautifully renovated house combines old-world charm with modern comforts, set in a peaceful village in the Gers.

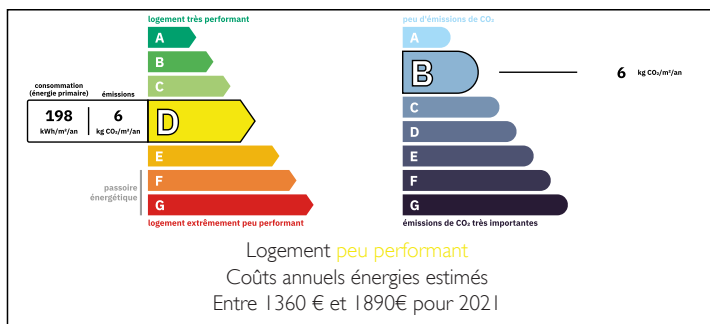
The two-storey layout features a welcoming entrance flanked by a kitchen and spacious living room, while upstairs you'll find two generous bedrooms, each with its own ensuite. The living room is warmed by a wood-burning stove, and all rooms benefit from reversible air-conditioning.

Set on a private, secure plot, the property includes a swimming pool and offers stunning views across the countryside to the Pyrenees. There is also a storage shed, with the potential to replace it with a garage accessible from the road.

Close to Mirande, Miélan, and Trie-sur-Baïse, the house enjoys both tranquility and convenience. A perfect blend of character, comfort, and location!



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Accommodation and Room Dimensions:

Entrance Hall (7.34 m<sup>2</sup>): Welcoming and bright, providing access to both the kitchen and salon. The key feature is the beautiful metal and wood spiral staircase. The walls are tastefully paneled in wood, painted in a complementary shade that harmonizes with the house's traditional style. Recently installed doors with double-glazed panels complete the cosy feel. Original terracotta tiles, carried through to the kitchen and salon, are in excellent condition and perfectly complement the home's character.

Toilet (1.83 m<sup>2</sup>): Tucked at the back of the hallway, this practical WC features a window for ventilation. Off this room is a useful laundry space (2 m<sup>2</sup>).

Kitchen (25 m<sup>2</sup>): Ideal for family meals or entertaining, with low-level units, wooden worktop, ceramic sink, dishwasher, fridge-freezer, oven, and hob — all included. A full wall of exposed stone creates a striking feature, complemented by light-painted ceilings and beams. Dual-aspect windows and a patio door open onto a decked terrace with a fitted pergola, perfect for shaded al fresco dining.

Salon (25 m<sup>2</sup>): Generous and light-filled, with dual-aspect windows and patio doors framing views of the countryside/Pyrenees and swimming pool. The patio door opens to the decked terrace. A wood-burning stove complements the large original fireplace with exposed stonework. A charming nod to the property's history is the elegant original évier en pierre, typical of traditional French farmhouses. This spacious, bright room is perfect for both relaxing and entertaining.

Bedroom I (Upstairs, 23.75 m<sup>2</sup>): A spacious and inviting double bedroom featuring...