

Charming Gascon farmhouse with pool, terrace, outbuildings set in private grounds. GERS 32

EXCLUSIVE



INFORMATION

Town:	Perchède
Department:	Gers
Bed:	5
Bath:	4
Floor:	368 m ²
Plot Size:	64814 m ²

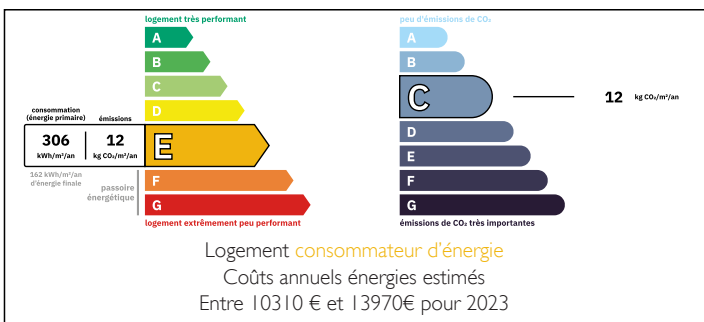
IN BRIEF

Hidden away at the end of a tree lined drive way this charming Gascon farmhouse awaits. For sale in Gers, Southwest France, perfect for buyers seeking space, privacy, and lifestyle. This charming 5-bedroom property sits on 6+ hectares of land with a private in-ground pool and outbuildings. Ideal for a large or multigenerational family, holiday home, or investment with gîte potential (subject to permissions).

Located near a picturesque village with amenities, the home enjoys peaceful countryside views, scenic walking and cycling routes, and a nearby lake. A haven for nature lovers and those wanting tranquility.

Easy access from Belgium via Bordeaux and Toulouse airports (under 2 hours), or Tarbes/Lourdes just over 1 hour. A rare opportunity in the sought-after Gers property market.

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.



DESCRIPTION

Briefly comprised of:

GROUND FLOOR

Entrance hallway 25m²

Kitchen and dining room 52m²

Utility room 2.5m²

Sitting room 32m²

Grand salon 43m²

Games room 26m² opens to covered terrace and terrace

Utility room 4.5m² with plumbing for washing machine and tumble dryer

WC 2.6m²

FIRST FLOOR

Principal bedroom 38.5 m² opens to covered terrace with bathroom 22m²

Second principal bedroom 55.7m² with free standing bath, sink and WC

Bedroom 14.3m² with shower room 7m²

Bedroom 25m² with dressing room that connects to the house bathroom

Bathroom 12.6m² with bath, sink, WC

EXTERIOR

Chai bedroom 25m² with mezzanine and shower room

Boiler room

In ground pool 10 x 5m terraced, pool house with pool pump and storage

Large outbuilding to continue to use as storage or possibility to further develop with the correct permissions

Large hangar 80m² ideal for covered parking or woodstore/storage

The property can be accessed via two sweeping driveways, the immediate grounds are mainly grassed with colourful borders to the front of house and pool area. A gravel courtyard to the front of the property allows ample parking.

All measurements approximate.

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: **2989 EUR**

Taxe habitation: **EUR**

NOTES