

18C MANOIR/COURTYARD
RECEPTION/PIGEONNER TOWER/MOUNTAIN VIEWS

SETTING/4HA/POOL/BARN/3-5BEDS/2-3BATHS/4



INFORMATION

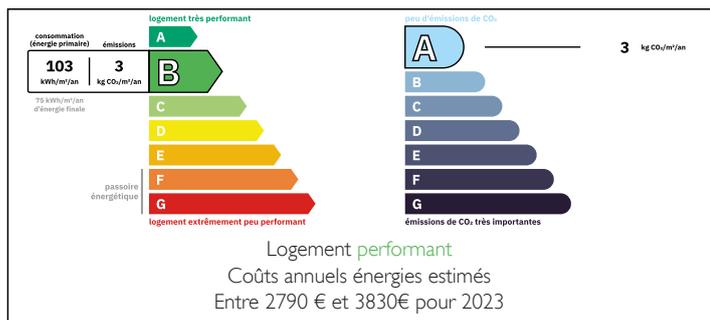
Town:	Montégut-Arros
Department:	Gers
Bed:	4
Bath:	2
Floor:	401 m ²
Plot Size:	40550 m ²



IN BRIEF

Back to the Future - This stunning 1780 manoir is fully restored and has gorgeous original elements backed up by modern comfort and technology. Think bastide courtyard setting in 4 hectares of land with fabulous mountain views, exposed stone walls and beams, a pigeonner tower, inglenook fireplaces and then think heat exchange pump central heating, a top notch B energy rating, wood burners and double glazing. Add a huge, beautifully fitted kitchen with a massive central island, and granite worktops throughout, a master suite with an exposed beam cathedral ceiling in the bathroom, a sitting room, walk in closet and a balcony. There is a wonderfully generous room up on the first floor that can serve as further reception space or more bedroom accommodation off of which there is a balcony. A staircase from here leads to a...

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

The long driveway takes you past stunning mountain views which include the Pic du Midi, and around to the courtyard entrance. Once through the large painted wooden gates into the large stone paved courtyard. Ahead is the 1780 stone manoir, to the left is the converted barn and dovecot tower flanked by a further large barn. To the right is an open barn, a stone pond and wrought iron and stone railings with a gate leading out to the pool and pergola area. The pool is a partially buried wood frame swimming pool measuring 8m X 4m.

The entrance hall has a turned oak staircase. On the right is the stunning kitchen, beyond which is a huge utility and store room with a door to the courtyard leading to a large laundry room with the hot water tank, the heat pump, a shower and a sauna. There is double door access from the laundry room to the courtyard.

On the left of the Front Hall, is the spacious dining room with an inglenook fireplace, which leads to the massive open reception space with a wood burner comprising a sitting room area, leading to a solarium room at the other end. There is a WC off the sitting area. Taking the staircase up to the first floor you find the Master Suite on the left and a hallway on the right which takes you to the the 2 further...