

## Luxury Manor with Pyrenees Views, Pool & B&B Potential near Marciac, Gers 32 South West France



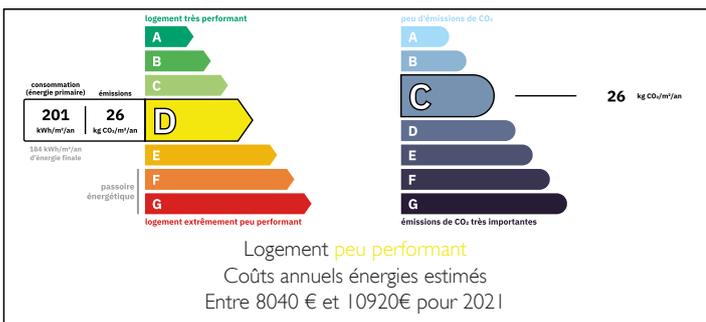
## INFORMATION

Town:	Couloumé-Mondebat
Department:	Gers
Bed:	6
Bath:	7
Floor:	512 m <sup>2</sup>
Plot Size:	13350 m <sup>2</sup>

## IN BRIEF

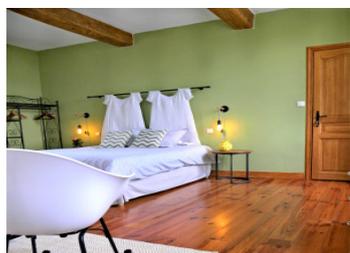
Set in the heart of the Gers this exceptional 19th-century manor house offers a rare blend of character, tranquillity and income potential. Currently operated as a successful luxury bed and breakfast, it would equally suit a spacious and elegant family home. The estate sits on over one hectare of land with panoramic views across rolling countryside towards the Pyrenees mountains, delivering peace, privacy and unforgettable sunsets. Fully restored with great respect for its historic features, the property includes a manor house and a 17th-century barn (1662), once part of a traditional farm. Five generous ensuite bedrooms feature parquet floors and private bathrooms with freestanding bathtubs or walk-in showers. A large reception room is ideal for events, retreats or family gatherings. Outside, enjoy landscaped gardens, multiple terraces, a 5 x 12 m heated swimming pool, and leisure areas. Located near Plaisance...

## 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

Nestled in the heart of the Gers, a short drive from Marciac and its world-renowned international jazz festival, this beautifully restored property offers the rare chance to step straight into a turnkey B&B or an elegant family home. Surrounded by rolling countryside, sunflower fields, and timeless Gascon charm, it combines proven lifestyle appeal with strong income potential. Guests—and owners—are drawn by the region's relaxed pace, vibrant cultural calendar, and exceptional food and wine. Whether your dream is hosting discerning travelers or enjoying refined country living with a musical soul, this is a place that truly sings

FURNITURE PACKAGE AVAILABLE - ASK FOR FURTHER DETAILS

With easy access to Toulouse and Bordeaux international airports, this is a rare lifestyle property in South-West France.

As well as benefiting from a wood burner and pellet burner ALL living areas have heating and are equipped with sufficient radiators.

BRIEFLY COMPRISED OF;

GROUND FLOOR

BREAKFAST ROOM 40m<sup>2</sup> with pellet stove in dining area

KITCHEN 29.6m<sup>2</sup> bespoke oak fitted kitchen with mountain views

UTILITY ROOM 18.5m<sup>2</sup>

BOILER ROOM 10m<sup>2</sup>

SHOWER ROOM

GRAND RECEPTION ROOM 90m<sup>2</sup> wood burner, accessed via the courtyard and opens to an OFFICE 38.5m<sup>2</sup>

SITTING ROOM 28m<sup>2</sup>

ENTRANCE HALL 16m<sup>2</sup>

BEDROOM 1 opens to bathroom 37 m<sup>2</sup>

FIRST FLOOR

BEDROOM 2 with bathroom 25m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2319 EUR

Taxe habitation: EUR

## NOTES