

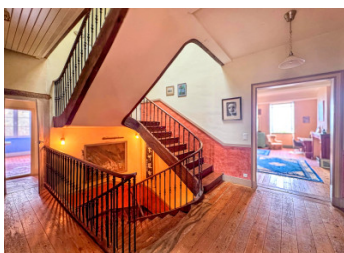
## Elegant stone village house with pool & guest cottage – Gers countryside views

EXCLUSIVE



## INFORMATION

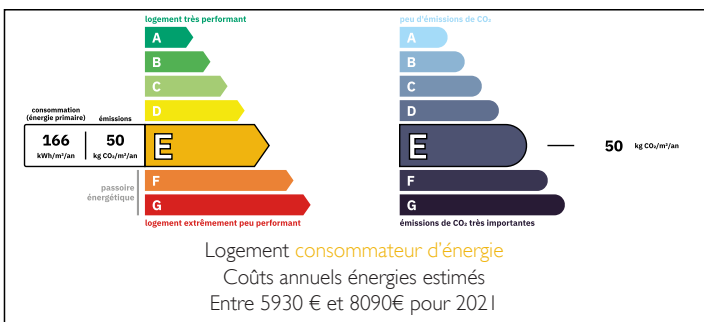
Town:	Miradoux
Department:	Gers
Bed:	10
Bath:	6
Floor:	570 m2
Plot Size:	1442 m2



## IN BRIEF

Step into a rare French village treasure in northern Gers, perched on the historic ramparts with sweeping views to the Pyrenees. This charming stone house blends character, comfort, and light-filled space, featuring a lounge with fireplace, dining room, country kitchen, and 8 bedrooms across three floors. Outside, a sun-drenched south-facing courtyard, covered terrace, and inviting pool set the scene for summer lunches, evening drinks, or quiet relaxation. A separate two-bedroom guest cottage offers space for visitors or rental income. Within walking distance of a school, shops, and a restaurant, the property combines the charm of village life with peaceful countryside living. Authentic beams, high ceilings, and stone details add character throughout, making this a rare opportunity to restore and personalize a historic French home.

## 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

### KEY FEATURES:

- Generous main house with high ceilings, beams, original wooden staircase, and characterful flooring
- 8 bedrooms over three floors, ideal for family living or hosting guests
- Lounge/library with fireplace, separate dining room, country kitchen, and office/TV room
- Independent 2-bedroom guest cottage for visitors or rental potential
- Garden with south-facing courtyard, covered terrace, and swimming pool
- Garages, cellar, and workshop providing practical storage
- Oil-fired central heating, mains drainage

### GROUND FLOOR:

- Entrance hall 27 m<sup>2</sup> with WC and storage
- Kitchen 26.5 m<sup>2</sup> with original stone sink
- Boiler/utility room 28 m<sup>2</sup>
- Dining room 27.35 m<sup>2</sup>
- Living room 41.5 m<sup>2</sup> with fireplace
- Office/TV room 17 m<sup>2</sup>
- Bedroom 1 (25 m<sup>2</sup>) with dressing (5.3 m<sup>2</sup>) and bathroom (8.4 m<sup>2</sup>)

### FIRST FLOOR:

- Landing 18.15 m<sup>2</sup> with hallway 12.7 m<sup>2</sup>
- 5 bedrooms ranging from 10.5 m<sup>2</sup> to 44.5 m<sup>2</sup>
- 3 bathrooms and 2 separate WCs
- Utility room 13 m<sup>2</sup>

### SECOND FLOOR:

- 2 bedrooms (12.6 m<sup>2</sup> each)

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## LOCAL TAXES

Taxe foncière: **3426 EUR**

Taxe habitation: **EUR**

## NOTES