

Exceptional Historic Town Residence of 416m² with Walled Garden and Rare B Energy Rating

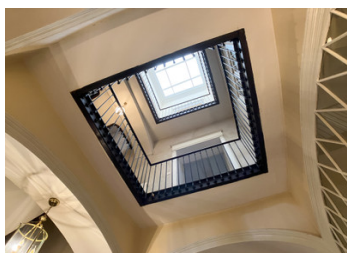


INFORMATION

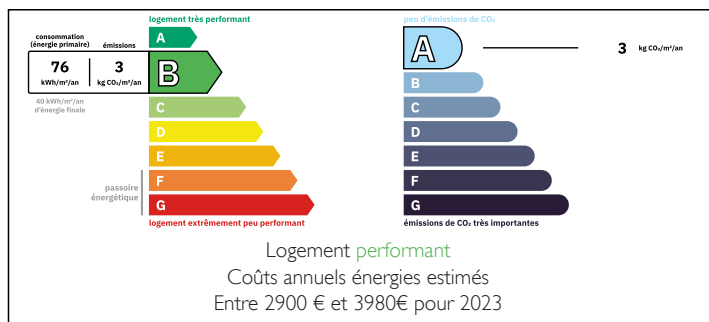
Town:	Fleurance
Department:	Gers
Bed:	5
Bath:	3
Floor:	416 m ²
Plot Size:	1466 m ²

IN BRIEF

Behind an elegant stone façade in the heart of one of the Gers' most desirable market towns lies a remarkable historic residence offering over 416m² of beautifully proportioned accommodation. Created through the union of two historic town houses, this exceptional home combines period character with contemporary comfort, including a rare B Energy Rating following extensive recent improvements. Organised around a magnificent entrance hall with an impressive double staircase beneath a glazed roof lantern, the property offers elegant reception rooms, five bedrooms, three bathrooms, two former consulting rooms, a large east-facing terrace, a private enclosed garden of 1,466m², and a substantial two-storey outbuilding offering excellent future flexibility, subject to the necessary permissions.



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.



NOTES

DESCRIPTION

Behind an elegant stone façade, this remarkable historic residence reveals little of the impressive scale and architectural quality awaiting inside. Crossing the threshold, visitors are welcomed by a magnificent central entrance hall featuring an elegant double staircase rising beneath a glazed roof lantern that floods the space with natural light.

Extending to over 416m² of living accommodation, the property was created through the sympathetic joining of two historic town houses, creating an exceptional family home that successfully combines heritage architecture with modern living.

The current owners have recently undertaken significant improvements while carefully preserving the building's historic character. A modern air-to-water heat pump supplying the original radiators, an elegant contemporary kitchen and numerous technical upgrades have resulted in an outstanding B Energy Rating—a remarkable achievement for a residence of this age and scale.

The ground floor provides an elegant succession of reception rooms together with two former consulting rooms, one benefiting from its own WC. This arrangement is equally suited to family life, home working or the continuation of a professional practice.

Throughout the house, generous ceiling heights, original fireplaces, terracotta floors, traditional joinery and many period features reflect its rich architectural heritage.

The impressive family kitchen is centred around a magnificent carved fireplace imported from Germany and opens directly onto the spacious east-facing terrace, creating an ideal setting for entertaining throughout the seasons.

The first floor offers five generous bedrooms, three dressing rooms and three bathrooms. Elegant