

15 mins from AUCH (Gers), an organic farm blending into the landscape, set on 50 hectares of land with a lake



INFORMATION

Town:	Pavie
Department:	Gers
Bed:	4
Bath:	3
Floor:	172 m2
Plot Size:	506096 m2

IN BRIEF

An eco-friendly farm that blends into the landscape, with a house built from natural materials with a living area of 173 m², a 42 m² yurt, a 300 m² greenhouse built into the hillside, a small lake, and outbuildings suitable for a farming venture waiting to be reimagined.

All the land has been farmed organically.

A commercial area housing a bakery with a wood-fired bread oven, a reception area and a kitchen.

At the foot of the main house are the outbuildings, which are integrated into the hillside and have green roofs, making them almost invisible.

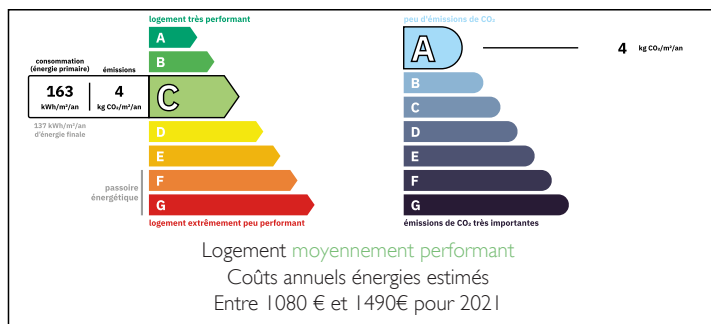
The outbuildings house a dairy for cheese-making, a cattle shed that once housed cattle, a space for the flour mill supplying the bakery, storage areas, a workshop and a garage.

The roofs of the outbuildings, covered with dry vegetation, help to keep the premises cool.

Everything is integrated...



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.



DESCRIPTION

Property Details:

50.61 hectares of organic farmland, separated by hedgerows (3 km of hedgerows), part of which has been used for cereal crops

including:

- orchard: 1 hectare + fruit hedge
- woodland: 5.53 hectares
- market garden area: 2,000 m²

Main residence (built 2007–2010) comprising:

Garden level:

a commercial space:

- reception room: 51.16 m²
- kitchen: 12.85 m²
- bread-making room: 35.13 m² (with 2 kneading machines, 250 kg + 10 kg and all equipment)
- firewood storage room: 13.27 m²

Above (on the ground floor), 2 separate units:

Unit 1 (105 m² of living space):

- covered terrace: 12.66 m²
- entryway/storage room (to be finished): 11.59 m²
- entryway hallway: 4.84 m²
- Bathroom: 5.92 m² (walk-in shower/bathtub/double sinks)
- Room to be finished: 25.07 m²
- Kitchen open to the living room: 13.39 m²
- Living room with wood-burning stove: 28.68 m²
- Bedroom/room off the living room (separated by a curtain): 17.20 m²
- Home office/bedroom: 9.93 m²

Apartment 2 (67.75 m² of living space):

- covered terrace: 24.09 m²
 - living room/kitchen: 28.49 m²
 - bedroom 1: 13.17 m²
 - bedroom 2: 14.09 m²
 - bathroom: 15 m² (sink/shower)
- (finishing touches to be arranged)

The entire complex can be converted into a single dwelling by installing an interior staircase (wooden

LOCAL TAXES

Taxe foncière: 1214 EUR

NOTES