

Midi-Pyrénées

Gers (32)



€250,000
(no agency fees)

- Thriving 2 bed Gite and apartment
- Ideal access for coast & mountains
- 1Ha of beautiful parkland & orchard
- Fully converted barn and garage
- Stunning countryside views
- Location: small village 10 mins from Auch



Beautiful 4 Bedroom Village House with Gites

This traditional stone property represents an excellent opportunity to purchase a successful business in the heart of Gascony. The main house comprises of a large entrance hall (3m x 6m) and living room (8m x 6m) with an original fireplace. To the right of the hallway is the dining room with exposed beams and an original fireplace. The kitchen is to the rear of the house and has been recently fitted in a country style with high end fixtures & fittings.

Upstairs there is a master bedroom (5m x 5.5m) with fitted wardrobes and an en-suite shower room. The second bedroom is slightly smaller (4m x 5m) and also has an en-suite shower room. The third and fourth bedrooms are slightly smaller (4m x 3m). The main bathroom has separate shower and bath.

The gîte is separate from the main house and comprises 2

bedrooms, bathroom, living room and kitchen with a small dining area. It is entirely self-sufficient and successfully rented out for 20 weeks of the year.

Terraces and mature gardens surround the property. The gardens have been professionally landscaped and include many native trees and plants.

The swimming pool is 11m x 6m with child friendly steps in the shallow end. The pool area is enclosed with direct access to the pool house. There is a double garage and adequate parking for additional cars on the private driveway. The barn has been partially restored and is currently used for storage and as a workshop.

Excellent access to local airports with Lourdes, Pau and Toulouse airports just over an hour away.

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