

# Midi-Pyrénées, Gers (32)



## €250,000

(no agency fees)

- Thriving 2 bed Gite and apprtment
- Ideal access for coast & mounta
- 1Ha of beautiful parkland 7 orchard
- Fully converted Barn and Garage
- Stunning Countryside Views
- Rural Location Outside of Auch



## Beautiful 4 Bedroom Country House with Pool

To the left of the main hall is the living room (8m x 6m) with original fireplace. To the right of the hallway is the dining room with exposed beams and original fireplace. The kitchen is to the rear of the house and has been recently fitted in a country style. The central focus of the kitchen is the range with extractor hood.

Upstairs: The master bedroom (5m x 5.5m) has fitted cupboards and an en-suite with shower cubicle, toilet and basin. The second bedroom is slightly smaller and also has an en-suite. The third and fourth bedrooms are around 4m x 3.5m without en-suite. The bathroom has a shower over the bath and plenty of room and storage cupboard.

The second house has 2 bedrooms, bathroom, living room and a kitchen with small dining area. It is self-sufficient and could be used as a gite. The garage has room for 2 cars and there is room for another 3 cars on the private drive. The barn has been restored and is used for storage and as the pump house for the pool. The swimming pool is 1m x 7m with built in steps in the shallow end. The gardens have been professionally landscaped and include many native trees and plants. It also includes many fruit trees and vines.

The property is in a very quiet location with beautiful views. The motorway is just 20 mins drive and Pau and Toulouse airports just 1:30 hrs away

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