



1 Bedroom House,

32110, Panjas, Gers, Occitanie

€262,500

Ref: 35008m0

* Available * 1 Bed * 220m2

Located in the beautiful rolling country side of the Bas Armagnac region of Gascony. This area is untouched by commercialism and is free from the crowds of tourists that flock to neighbouring regions.

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French Entrée 

Property Description

This typical 'Gascon' farmhouse is located in the heart of the beautiful rolling countryside of the Gers. Here the local economy is mainly agriculture, vineyards for the regions wines and Armagnac, and of course ducks and geese for the famous Gascony preserves, pâtés and delicious foie gras.

Situated on the outskirts of a quiet old French village, which although small has local shops to includes a cafe/restaurant and a post office. The larger town of Nogaro lies just 11km South and has a good selection of shops, supermarkets, cafes, restaurants and all necessary services and amenities. This pretty restored property is surrounded by 1¼ acres of its own land. Offering in total approximately 220m² of living space consisting of the main house, a separate gîte, 2 large outbuildings and a fabulous swimming pool.

On the ground floor the front door opens directly into the spacious bright and airy farmhouse kitchen with tiled floors and a feature fireplace currently housing a wood burning stove. This room is truly the heart of the home and the warmth and character this property has to offer is very apparent.

To the left of the kitchen is a spacious room currently a bedroom with an exposed half timbered wall and windows opening onto the south facing covered terrace with views to the pool. The cosy lounge has exposed timbered walls and a wood burning stove and provides access to a smaller room which would make an ideal office or a small guest bedroom. A small corridor from the kitchen leads to a second bedroom with en-suite toilet and shower facilities. To the rear of the kitchen are a separate toilet and shower and a utility room benefiting from both water and electricity. A wooden staircase just off the kitchen leads to the first floor accommodation which consists of 3 separate rooms and a third shower room with toilet and wash hand basin.

Outside the property benefits from an east and south facing terrace, the perfect space for alfresco dining with family and friends or just simply relaxing and enjoying the quieter and slower pace of life. The gîte is completely separate from the house and offers approximately 55m² of living space to include a large open plan lounge/kitchen/diner, 1 large bedroom and a shower room with wash hand basin and toilet. Outside there is both a separate terrace and a summer kitchen.

The mature and well cared for gardens have numerous trees and shrubs, 2 large outbuildings offering the possibility for further development and a large in ground swimming pool.

With a handful of airport options within easy reach this property would be an ideal home or holiday home providing great potential for rental income. A rare opportunity to purchase a fabulous place in the sun with a great home and business opportunity. An early viewing of this property is highly recommended.

Gallery

