



Architect designed house in a prime position with spectacular views,

€469,500

32170, Laguian Mazous, Gers, Occitanie

Ref: EL4928

* Available * 4 Beds * 3 Baths * 410m2

*Exclusive Mandat Unique renovated maison gersoise dating to 1850 with panoramic views of the Pyrenées and surrounding countryside with a Swimming pool, landscaped garden of 4229m². Constructed in 1850, entirely renovated with high quality material. Charm, character, fabulous luminosity and views, spacious rooms. Approximately 410m2 of surface habitable.

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French Entrée 

Property Description

Accommodation:

Ground Floor :

Entrance Hall with staircase

Living room (28m²) with terre cuite floors, fireplace, stone sink

Sitting room/music room (32m²), carpet, sliding doors

Bureau (24m²) open fireplace, 2 windows

Kitchen (19m²) Equipped and fitted, black worktops, tiled floor

Dining Room (26m²) Tiled floor, sliding doors to patio terrace

Utility Room - storage, sinks, washing machine

Shower Room - Shower, WC, wash-hand basin, heated towel rail

Storage Room (28m²) used currently for archives, storage, extra fridges

Studio Music Room (20m²) tiled floor, radiateur, staircase leading to the first floor.

Wine cellar

Boiler Room (20m²) with a large door and window

First Floor :

At the top of these stairs is a WC and wash- hand basin, heated towel rail.

Leading up two stairs you enter into a large Bedroom/Office space (38m²) with open views of the countryside and mountains from large windows, carpeted.

Bedroom (28m²) with a pine parquet floor window and radiateur.

Leading from the hall up the stairs to the landing which distributes to a large bedroom (27m²) with double aspect windows, old floor boards, fireplace and radiateur.

To the right there is a WC and wash-hand basin.

Bathroom (10m²) with bath, WC, shower, wash-hand basin, tiled floor, large window looking out towards the back of the house.

Bedroom (14.5m²)

Beautiful landscaped garden of 4229m² planted with many flowering shrubs and fruit trees.

Large salt swimming pool 12m x 6m, 1.85m in the deep end and 1.2m in the shallow end. It has an insulated electronic cover.

Pool room with sand filters.

Open garage for 2 cars.

Gers, south of Gascony, France. Access : 25 min from the TGV Railway station of Tarbes; 45 min from Tarbes-Lourdes international airport; 1h45 from Toulouse airport; 10 min from the "Jazz in Marciac" Festival.

Gallery

