



## Character house, 7 bedrooms, gîte, 1 hectare,

32230, Marciac, Gers, Occitanie

# €650,000

Ref: LC4947

\* Available \* 7 Beds \* 3 Baths \* 460m2

Large renovated 18th Century character house, accessible through a private lane without close neighbors, 6 bedrooms with dovecote and adjoining gîte (70m<sup>2</sup>); on a plot of land of 1ha with a pond and numerous established trees and fruit trees.

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**French Entrée** 

## Property Description

### GROUND FLOOR:

- . Entrance hall (28m<sup>2</sup>) with beautiful terracotta floors and period staircase
- . Sitting room (23m<sup>2</sup>)
- . Kitchen/dining room (36m<sup>2</sup>) with terracotta floors, large fireplace and wood burner
- . Sitting room/patio (36m<sup>2</sup>) with large bay window and Rika pellet stove
- . Bathroom (14m<sup>2</sup>) avec bath and shower
- . Passage with built-in cupboards
- . Boiler/laundry/storage room (50m<sup>2</sup>) with wine cella and De Dietrich boiler

### FIRST FLOOR:

- . Large landing/study/library (29m<sup>2</sup>) with access to a balcony
- . 6 bedrooms (15m<sup>2</sup>; 16m<sup>2</sup>; 17m<sup>2</sup>; 17m<sup>2</sup>; 20m<sup>2</sup> and 21m<sup>2</sup>)
- . Shower room (5m<sup>2</sup>) with WC
- . Passage/study
- . Mezzanine (45m<sup>2</sup>)
- . Dovecote (36m<sup>2</sup>) which could be converted

### GITE:

- . Sitting room/study (18m<sup>2</sup>)
- . Dining room (20m<sup>2</sup>)
- . Kitchen (5m<sup>2</sup>)
- . Bedroom (11m<sup>2</sup>)
- . Bathroom (5m<sup>2</sup>)
- . WC with hand basin

Plot of land of 1ha (10272m<sup>2</sup>) with a pond, numerous established fruit trees, an orchard, two wells and a garden shed (15m<sup>2</sup>).

Situated on the edge of a small village on a 200 metres quiet single track lane and only 8 minutes from the pretty bastide town of Marciac and 5 minutes to a famous golf course. Restarants, shops and 18 hole golf course are within cycling distance. 40 minutes from Lourdes airport and 1.5hrs to Toulouse.



