



## Unusal character barn conversion set at the end of a farm track,

€230,000

32190, Lannepax, Gers, Occitanie

Ref: GM5003

\* Available \* 4 Beds \* 3 Baths \* 350m2

Barn conversion with lots of character at the end of a farm lane. Set in 4500m2 of lawned garden with open views. Needs some finishing touches to bring out its full potential. Ideal for horses or any other small livestock. Old stables and pig styles at the end of the barn.

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French Entrée 



## Property Description

Main door leading into a hallway. On the lefthandside is the office dinning room with an open fireplace. Up three stairs into the sittingroom. Far righthandside is a cloakroom.

From the sittingroom is the first bedroom with an on suite bathroom .

On the righthand side of the hall is a fitted kitchen with quarry stone floors. Original stone walls throughout the downstairs. From the kitchen on the righthand side is a sittingroom with large steel framed glass windows. At the back of this sittingroom is a large utilty room with the fuel boiler.

The staircase is situated in the hall which has an open landing. . Straight ahead is the second bedroom . To the right of the landing another bedroom and sitting room. Followed by a corridor to a bathroom and a further bedroom.

Next to this bedroom is another room up two stairs that is incomplete.

All rooms have radiators and automatic metal shutters.

Outside barn has a full workshop space adjoining the old stables, piggery building.

The garage runs the whole length of the barn on the lefthand side. The natural pond is on the left of the garage surrounded by the garden.

Over 4500m2 lawned garden. Natural pond

Large covered garage. Old stables piggery.

Bakery 10 mins

Supermarkets 15 mins

Mountains skiing 2hrs mins

Medical 15 mins

Sea 2hrs



