



Exceptional property with 11 bedrooms,

32410, Castéra-Verduzan, Gers, Occitanie

* Available * 11 Beds * 9 Baths

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€760,000

Ref: BVI72255

Property Description

Nestled at the end of a long driveway, surrounded by lush woods and offering complete seclusion, is this stunning, fully-renovated stone property.

The ground floor of the main house boasts a kitchen opening onto a spacious family room and an expansive terrace shaded by ancient oaks, a dining room, a lounge, a large laundry room with direct garden access, a WC and a grand entrance hall adorned with a beautiful wooden staircase. Upstairs, 4 generously sized bedrooms and 2 exquisite bathrooms await. The atmosphere of this family home is warm and welcoming.

Adjacent to the main house, alongside the 12m x 6m pool and its charming pool house, is the 5th bedroom with ensuite shower.

The current owners have seamlessly integrated the adjacent wine cellar and barn into a spacious and comfortable second house. Connected through a lockable door, this second dwelling ensures that when family and friends gather for holidays everyone is under the same roof.

The renovated second house features a bright and airy 35m² living room with large glass doors opening onto the terrace, a modern equipped kitchen, a dining room with an imposing chimney place and direct access to the outside, a study and a TV room. Upstairs, three spacious bedrooms (22m², 16m² and 14m²) each with its own ensuite, open to a balcony with a view of the pool. There are also three connecting bedrooms with their respective shower rooms and an external stone staircase leading to the garden ? a perfect space for children.

A sizable outbuilding houses the pool equipment, fuel tank, boiler, and water heater (powered by solar panels on the roof), along with ample storage for lawnmowers, garden furniture, and even wine! The first floor of this building ? a vast 120m² ? has been converted into a fantastic game room, an ideal space for family and friends to gather.

Currently serving as a rental property (a future owner would need to reapply for the necessary permissions to continue this business), it has a rich history as a primary residence, retaining the authentic charm of a true family abode. It requires minimal upkeep as everything is in excellent condition.

Set on 10 hectares of land (including approximately 2.5 hectares of woods), with a tennis court, fir trees and a small orchard, this property is a true haven of peace.

Just 3.5 km from the nearest village, offering a bakery, general store, bar, restaurants, a primary school, and a pharmacy, this property is equally suitable for full-time residency, as a holiday home or an income generating property.

Don't miss this rare opportunity to own a slice of paradise!

Gallery

