

# 17TH C MANOR, GITES & LAKES GERS

Occitanie - Reference n° JC356

1 490 000 €



- Ceillings and Walls Painted by Recognised Italian Painter
- Lakes
- Several Dwellings
- 2 Swimming Pools
- Attractive Architectural Features
- Close to Historic Town

## Occitanie Gers

Beautiful French property for sale Gers. Situated to the South of Auch this lovely Domaine is approached through gates with stone pillars and comprises a listed XVII C Manoir, an apartment, and four cottages set in 13.25 hectares of grounds including two lakes, one of them stocked with fish, a superb waterfall from the old mill race, river, a stream, an island and two swimming pools.

Manoir 410m<sup>2</sup>. Comprising 4 reception rooms, 7 bedrooms and 5 bath/shower rooms. The overall layout of the building has been left as it was in the mid 1900's but has been refurbished in its entirety, including replacing the roof, gutters and down pipes, treating all timbers and rewiring and replumbing the house as well as installing central heating. Attractive frescoes make this property unique and charming.

Ground Floor Imposing double doors from a covered porch, lead into the large central Entrance Hall and the central staircase Garden Room Suite (28 sq. m) consisting of a very spacious room, dressing area and en-suite bathroom ( bath, basin bidet wc ). Tall French windows lead into the garden. The Old Chapel, 21m<sup>2</sup>, can either be reached via curved stone steps from the garden or a wooden staircase from the dining hall. It is currently used as a study/boot room and has a shower room with basin and W.C. Workshop, 45m<sup>2</sup>, store room, 31m<sup>2</sup> and a two story Cellar, 116m<sup>2</sup>.

The oldest wing of the Manoir is arranged as an apartment: It benefits from the generous proportions of the original kitchen and dining room. 118m<sup>2</sup> comprising a large living room with a magnificent beamed fireplace with a wood burning stove Spacious double bedroom . A second double bedroom. Bathroom with shower, basin and WC. The kitchen/ breakfast room has a small storeroom alongside. Separate access to the domaine. It overlooks a shady private garden on one side and a circular rose garden on the other. This could easily become a caretaker's apartment.

First Floor Access via main staircase or external staircase. Dining hall ( 42 m<sup>2</sup> ) Equipped Kitchen and breakfast room 31 m<sup>2</sup> with an open fireplace. Living room ( 41 m<sup>2</sup> ) with an open fireplace, leading to a large terrace overlooking the garden and waterfall. Laundry room ( 20 m<sup>2</sup> ). A long corridor leads to 3 Bedrooms ( 25/ 25/ 16 m<sup>2</sup> ). Bathroom with wash basin and WC. Separate WC and wash basin. Landing from main staircase leading to a bedroom suite ( 83 m<sup>2</sup> ), comprising a living room and open fireplace, bedroom and bathroom with WC.

Four separate Cottages: All the cottages benefit from private terraces and gardens.

First Cottage: 110 m<sup>2</sup> ; open plan kitchen / living and dining area with exposed roof timbers and beams. 2 bedrooms , 1 bathroom with wash basin WC , 1 Shower room wash basin WC. Laundry room.

Second Cottage: 145 m<sup>2</sup> ; living room , fully equipped kitchen , W.C. , access to private garden. 3 bedrooms on the first floor . Bathroom , wash basin WC.

Third Cottage: 152 m<sup>2</sup> ; Living room, dining room , fully equipped kitchen, laundry room, bathroom with twin wash basins and WC . 4 bedrooms on the first floor with 1 en suite shower room with wash basin and WC. WC.

Fourth Cottage: 172 m<sup>2</sup> ; Living / dining room with big rustic fireplace and wood burning stove. Fully equipped kitchen. Bedroom. WC . Laundry room. 3 bedrooms on the first floor with 1 en suite shower room, basin and WC. Bathroom and wash basin. WC.

Outbuildings:

Open Barn /wood store.

Building with professional Jacuzzi, shower, W.C. and Sauna.

Grounds: Two swimming Pools, both 12 x 6 metres, one of which has an electric cover and other one in an enclosed area with flagstone surround. There is agricultural land and woodland, a river, a stream, two lakes and a waterfall.

This charming property is within walking distance of a village with shops. Further jpgs available upon request.

Great scope for a variety of activities.

Price 1 490 000 €



**Jonathan  
Charles**

+ 33 (0)6 09 72 37 04

